

RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

**RNTPC Paper No. 3/14
For Consideration by the
Rural and New Town Planning Committee on 21.3.2014**

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

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

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 2013/2014. The review will assist the Committee in:

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

2. BACKGROUND

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

3. CURRENT SITUATION

3.1 There are a total of 68 “CDA” sites in the New Territories by the end of March 2014 (**Plans 1 to 5**). These include 6 “CDA” sites designated for less than 3 years, i.e. two sites at Tsun Wen Road (NTW 53 and NTW 54) (**Plans 63 and 64**); the site at the junction of Ho Tin Street and Kin On Street (NTW 55) (**Plan 65**); two sites at Whitehead Headland, Ma On Shan (MOS 3 and MOS 4) (**Plans 66 and 67**) and the site to the south of Kwu Tung Road and to the west of Hang Tau Road (NTE 23) (**Plan 68**). All these sites were designated on the relevant outline zoning plans (OZPs) in 2012 and 2013.

3.2 The review has examined 62 “CDA” sites that have been designated for more than 3 years by March 2014 and one former “CDA” site which has been rezoned to other zonings (NTE 19), as follows:

(i) “CDA” Sites With No Approved Master Layout Plan (MLP)	25 ¹
(ii) “CDA” Sites With Approved MLP	38
Total	63

¹ Include a former “CDA” site at Fanling, i.e the former Burma Lines Military Sites (NTE 19), which has been rezoned to “Government, Institution or Community(2)” and “Green Belt” in 2012. Pending the completion of an engineering study, the site will be further rezoned to reflect its intended use.

Progress of “CDA” Sites already Agreed for Rezoning

- 3.3 On 15.3.2013, the Committee agreed to rezone various lots in DD 121 & 127 at Hung Shui Kiu, Yuen Long (NTW 22) (**Plan 54**) and the North-eastern portion of Lingnan University Main Campus at Fu Tei, Tuen Mun (NTW 32A) (**Plan 56**) to appropriate zonings to reflect the as-built conditions. The Committee has also agreed in principle to rezone 9 other “CDA” sites (i.e NTE 19, NTW 10, NTW 11, NTW 12, NTW 13, NTW 20, NTW 29, NTW 44 and YL-A1) to appropriate zonings, but the rezoning exercise has not been completed. The current progress of these 11 sites is shown in the table below:

CDA Site	Previous Agreement of RNTPC	Current Proposal	Progress
NTE 19 (Plan 69) Former Burma Lines Military Sites (NTE 19) (No longer a “CDA” site in the current review) (For information only)	Agreed for rezoning	Zoning subject to review pending completion of an engineering feasibility study	<i>(pl refer to para. 4.2.3(a) below and Appendix II)</i>
NTW 10 NTW 11 NTW 12 NTW 13 (Plan 24) Lau Fau Shan Road, Ha Tsuen	Agreed for rezoning	To be rezoned pending completion of the Hung Shui Kiu New Development Area Planning and Engineering Study	<i>(pl refer to para. 4.2.3 (b) below and Appendix II)</i>
NTW 20 (Plan 53) Tak Yip Street, Yuen Long	Agreed for rezoning to reflect the completed development	To be rezoned in the next round of OZP amendment	<i>(pl refer to para. 4.3.3(a) below and Appendix IV)</i>

CDA Site	Previous Agreement of RNTPC	Current Proposal	Progress
NTW 22 (Plan 54) Castle Peak Road, Hung Shui Kiu, Yuen Long	Agreed for rezoning to reflect the completed development	To be rezoned in the next round of OZP amendment	<i>(pl refer to para. 4.3.3 (b) below and Appendix IV)</i>
NTW 29 (Plan 55) Junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Lam Tei, Tuen Mun	Agreed for rezoning to reflect the completed development	To be rezoned in the next round of OZP amendment	<i>(pl refer to para. 4.3.3 (c) below and Appendix IV)</i>
NTW 32A (Plan 56) A site to the northeast of Lingnan University Main Campus at Fu Tei, Tuen Mun	Agreed for rezoning to reflect the completed development	To be rezoned in the next round of OZP amendment	<i>(pl refer to para. 4.3.3 (d) below and Appendix IV)</i>
NTW 44 (Plan 57) East of Ping Ha Road and north of Castle Peak Road, Ping Shan	Agreed for rezoning to reflect the completed development	To be rezoned in the next round of OZP amendment	<i>(pl refer to para. 4.3.3 (c) below and Appendix IV)</i>
YL-A1 (Plan 58) J/O Yuen Lung Street and Yuen Ching Road, Yuen Long New Town	Agreed for rezoning to reflect the completed development	To be rezoned in the next round of OZP amendment	<i>(pl refer to para. 4.3.3 (a) below and Appendix IV)</i>

3.4 In view of the imminent need to boost housing and land supply, the priority has been given to rezoning new sites for housing purpose to facilitate early implementation of public and private housing projects. Opportunity will be taken to incorporate

amendments of the “CDA” sites in the next round of OZP revision together with proposed amendments of sites for housing purpose.

- 3.5 The North East New Territories New Development Areas (NDAs) Planning and Engineering Study was completed in mid 2013. The Study recommended to proceed with the implementation of Kwu Tung North and Fanling North NDAs. On 6.12.2013, the Board agreed to replace the Kwu Tung North OZP No. S/NE-KTN/8 by the new Kwu Tung North OZP No. S/KTN/1. The new plan was gazetted on 20.12.2013 under s.5 of the Town Planning Ordinance. Five “CDA” zones in the previous plan, i.e. NTE8, NTE 10, NTE 11, NTE 12 and NTE 17 were replaced by various zonings under the new OZP to facilitate the housing provision.

4. THE REVIEW

4.1 “CDA” Sites currently covered by Consultancy Studies

As planning is an on-going process, some of the “CDA” sites are within the study areas of various consultancy studies. There are a total of 13 “CDA” sites currently covered by various consultancy studies. These sites would not be considered in the current review pending the completion of the respective study. A summary of such sites is appended in the table below for easy reference.

CDA Site	Consultancy Study	Anticipated completion year	Finding of Review
1. NTW 10 (Plan 24)	Hung Shui Kiu New Development Area Planning and Engineering Study (HSK NDA Study)	2014	Appendix II
2. NTW 11 (Plan 24)	HSK NDA Study	2014	Appendix II
3. NTW 12 (Plan 24)	HSK NDA Study	2014	Appendix II
4. NTW 13 (Plan 24)	HSK NDA Study	2014	Appendix II
5. NTW 14 (Plan 7)	HSK NDA Study	2014	Appendix I
6. NTW 15 (Plan 8)	HSK NDA Study	2014	Appendix I
7. NTW 21 (Plan 11)	HSK NDA Study	2014	Appendix I
8. NTW 23 (Plan 12)	HSK NDA Study	2014	Appendix I
9. NTW 40 (Plan 14)	Review and Update of the Second Railway Development Study	Mid 2014	Appendix I
10. NTW 43 (Plan 15)	HSK NDA Study	2014	Appendix I

11. NTW 49 (Plan 16)	Land Use Review for Kam Tin South and Pat Heung	2014	Appendix I
12. NTE 19 (Plan 69)	An Engineering Study to be commissioned by CEDD in April 2014	2014	Appendix II
13. NTI 5 (Plan 22)	Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study	2014	Appendix I

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

Sites Proposed for Retention (Total 20)

4.2.1 There are a total of 25 “CDA” sites designated for more than 3 years with no approved MLP. 20 of them are proposed for retention and the status of these sites is summarised as follows (**Appendix I**):

- a) proposals for **2** sites are actively being pursued with MLPs being prepared (NTW 17 and NTW 18); (**Plans 9 & 10**)
- b) approved MLPs for **3** sites have lapsed and the applicants are reviewing the development proposals for the sites (YL-A2, NTE 9 and SK-A1) (**Plans 18, 19, & 23**);
- c) review of land use proposals for **8** sites are subject to the findings of the on-going or proposed planning studies (NTW 14, NTW 15, NTW 21, NTW23, NTW 40, NTW 43, NTW 49 and NTI 5) (**Plans 7, 8, 11, 12, 14, 15, 16 & 22**); and
- d) **7** sites are subject to such concerns as traffic, environmental and/or visual impacts which need to be properly addressed (NTW 9, NTW 36, NTW 50, NTW 51, NTW 52, SK 7 and TKO 1) (**Plans 6, 13, 17, 20 and 21**).

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

Sites already Agreed for Rezoning (Total: 5)

4.2.3 5 “CDA” sites have been agreed for rezoning. Details of these sites are at **Appendix II** and highlighted as follows:

- (a) On 24.2.2012, the Committee agreed to rezone a major portion of the Former Burma Lines Military Sites (NTE 19) (**Plan 69**) at Fanling from “CDA” to “Government, Institution or Community (2)” (“G/IC(2)”) to facilitate the proposed post-secondary college(s) and/or international school development. The zoning amendment was gazetted on 16.3.2012. A minor portion (mainly

vegetated woodland and slopes) of the “CDA” site has been rezoned to “Green Belt”. In the 2013/14 Policy Address, the Chief Executive announced that the western part of the former Burma Lines Site would be reserved for public housing development in order to meet the housing need. The Civil Engineering and Development Department will commission an engineering feasibility study in April 2014 to determine the scope of the infrastructural works required. The study is scheduled for completion at the end of 2014. Pending completion of the engineering study, the site will be further rezoned to reflect its intended use; and

- (b) 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 24**) to “Residential (Group E)” (“R(E)”) due to fragmented ownership. However, it was announced in the 2007-2008 Policy Address that the Hung Shui Kiu New Development Area (HSK NDA) Study would be conducted and the 4 “CDA” sites fall within the study boundary. The HSK NDA Study commenced in August 2011 and is scheduled for completion by 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.

4.3 “CDA” Sites with Approved MLP (Total: 38)

- 4.3.1 Among the 38 “CDA” sites that have been designated for more than 3 years with approved MLP, 28 sites are proposed for retention, 6 sites have been agreed for rezoning, 1 site is proposed for rezoning and 2 sites have potential for rezoning.

Sites Proposed for Retention (Total: 28)

- 4.3.2 28 “CDA” sites with approved MLP are proposed for retention. These “CDA” sites either have some progress in terms of processing of lease matters/building plans or are at various stages of building construction and 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 III**. A summary of these sites is as follows:
 - a) **5** sites with construction works in progress or the developments partially completed (NTW 6, NTE 4, MOS 2, TKO-A1 and NTI 1) (**Plans 27, 38, 46, 51, & 52**);
 - b) **6** sites with building plans approved or under preparation (NTW 37, NTW 38, NTW 41, YL-A4, NTE 1 and SK 6,) (**Plans 30, 31, 33, 36, 37 & 50**);
 - c) **14** sites with land exchange/lease modification being processed or completed (NTW 5, NTW 8, NTW 31, NTW 39, NTW 42, YL-A3, NTE 14, NTE 15, NTE 18, NTE 20, NTE 21, SK 3, SK 4 and SK 5) (**Plans 26, 28, 29, 32, 34, 35, 41, 42, 43, 44, 45, 47, 48 & 49**);
 - d) **1** sites with minor amendments to approved MLP (NTE 5) (**Plan 39**); and
 - e) **2** sites showing signs of implementation with MLPs approved in 2009 and 2010 (NTW3 and NTE 13) (**Plans 25 & 40**).

Sites already Agreed for Rezoning (Total: 6)

4.3.3 There were 6 “CDA” sites (NTW 20, YL-A1, NTW, 22, NTW 29, NTW 32A and NTW 44) previously agreed by the Committee for rezoning. The progress of the 6 “CDA” sites are detailed in **Appendix IV** and summarised below:

- a) since the residential developments of the “CDA” site at Tak Yip Street, Yuen Long New Town (NTW 20) (**Plan 53**), known as the Parcville, and Yoho Town Phase 1 (YL-A1) (**Plan 58**) were completed, the Committee agreed to rezone these “CDA” sites to residential zones to reflect the as-built conditions. As the proposed rezoning is technical in nature, the proposed amendments will be submitted to the Committee for consideration in the next round of OZP amendment;
- b) since the residential development under an approved planning scheme (No. A/YL-TYST/322) covering the majority of the “CDA” site at Castle Peak Road, Hung Shui Kiu, Yuen Long (NTW 22) (**Plan 54**), known as Uptown, was completed, the Committee agreed to rezone the “CDA” site to a residential zone to reflect the as-built condition. It was agreed that the residual undeveloped private lots on the western, southern and eastern edges of the “CDA” site would be reviewed and rezoned as appropriate. The proposed amendments to the “CDA” site would be submitted to the Committee for consideration in the next round of OZP amendment;
- c) the Committee has also agreed to rezone the “CDA” sites at the junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Tuen Mun (NTW 29) (**Plan 55**), and the southern part of the “CDA” site to the east of Ping Ha Road and north of Castle Peak Road, Ping Shan (NTW 44) (**Plan 57**) to appropriate zonings to reflect the completed residential development. The zoning of the residual portion of the sites would also be reviewed. Proposed amendments to the OZP will be submitted to the Committee for consideration in the next round of OZP amendment; and
- d) under the approved planning application (No. A/TM/310) for comprehensive residential development, the site to the northeast of Lingnan University Main Campus at Fu Tei, Tuen Mun (NTW 32A) (**Plan 56**) has been divided into two phases. Both phases are covered by the approved MLP. The lease for Phase I of the site (TMTL 399) was executed on 1.3.2002 while the lease for Phase II has yet to be submitted by the developer. Phase I of the development, known as Beneville, was completed in 2004. However, Phase II has not been developed. On 15.3.2013, the Committee agreed to rezone the completed portion of the “CDA” site to reflect the as-built condition and the development parameters of Phase II could be incorporated into the new zoning. Proposed amendments to the OZP will be submitted to the Committee for consideration in the next round of OZP amendment.

Site Proposed for Rezoning (Total: 1)

4.3.4 On 31.5.2002, the Committee approved the comprehensive residential development with retail shops and kindergarten on the “CDA” site at Che Kung Temple Station, Ma On Shan Rail, Sha Tin (NTE 22) (**Plan 59**), the development was completed

and the Certificate of Compliance was issued by Lands department on 19.4.2013. It is proposed to rezone the “CDA” site to residential zoning to reflect as-built conditions. Detailed justifications for rezoning are at **Appendix V**.

Sites with Potential for Rezoning (Total: 3)

4.3.5 There are 3 “CDA” site (NTW 33, NTI 2 and NTI 3) with approved MLP have potential for rezoning. Details of the sites are at **Appendix VI** and summarised below:

- (a) the site at Tuen Mun Area 56, Tuen Mun (NTW 33) (**Plan 60**), comprises two sites which can be developed independently. The eastern part of the “CDA” site had been completed in 2011. The latest planning application for the western part was approved by the Committee on 1.3.2013. The eastern part of the site can be rezoned to reflect the completed development;
- (b) on 15.3.2013, the Committee noted that the site at Tung Wan and Tung Wan Tsai, Ma Wan Island (NTI 2) (**Plan 61**) has potential for rezoning. As developments on the concerned “CDA” zones have been completed, it has potential for rezoning to appropriate zonings. The comprehensive development of the site 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 approved scheme of Application No. A/I-MWI/38. Lease modification was approved on 26.2.1999. The building works of the Park Island have been substantially completed. Occupation Permit for the last phase (Phase 6) of Park Island was issued on 30.6.2009. The applicant is in the process of liaising with Transport Department regarding the discharge of the approval condition in relation to contingency plan for traffic arrangement. The site has the potential for rezoning to reflect the residential and commercial uses subject to the full compliance with the approval conditions; and
- (c) the development of the “CDA” zone in Tung Chung Town Centre (TCTL 1, 2, 3, 4 & 5) (NTI 3) (**Plan 62**) has been completed. All the approval conditions of the approved scheme (Application No. A/I-TCTC/28) have been complied with. The “CDA” site has the potential for rezoning to other appropriate zones to reflect its as-built conditions and approved uses when other potential amendments to the OZP are confirmed upon completion of the Tung Chung New Town Extension Study.

Questionnaires

4.3.6 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 2013/early 2014 in order to have a better understanding on the implementation of the sites. The Planning Department has received a total of 11 replies.

4.3.7 From the replies, the following is noted:

- the approved “CDA” schemes are at different stages of implementation;

- there are no insurmountable difficulties on the developers' side that would hinder the implementation of the approved schemes; and
- should there be any outstanding issues causing delays to the development, the developers or their agents are aware that the Board is monitoring the progress of the implementation of the approved schemes, and if necessary, they could approach the Planning Department for advice.

4.4 Summary

The following table summarises the proposals of the current review:

	With No Approved MLP	With Approved MLP	Total
No. of Sites Proposed for Retention	20 (Appendix I)	28 (Appendix III)	48
No. of Sites Already Agreed for Rezoning	5 (Appendix II)	6 (Appendix IV)	11
No. of Sites Proposed for Rezoning	-	1 (Appendix V)	1
No. of Sites have Potential for Rezoning	-	3 (Appendix VI)	3
Total number of "CDA" sites designated for more than 3 years			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 4.2.1 and 4.3.2 and detailed at **Appendices I and III**;
- c) note the agreement of the Committee to rezone the sites mentioned in paragraphs 4.2.3 and 4.3.3 and detailed at **Appendices II and IV**;
- d) agree in-principle to the proposed rezoning of the "CDA" site in paragraph 4.3.4 and detailed at **Appendix V**; and
- e) note the sites with potential for rezoning in paragraph 4.3.5 and detailed at **Appendix VI**.

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

ATTACHMENTS

Appendix I	List of “CDA” Sites with No Approved MLP and Proposed for Retention
Appendix II	List of “CDA” Sites with No Approved MLP and already Agreed for Rezoning
Appendix III	List of “CDA” Sites with Approved MLP and Proposed for Retention
Appendix IV	List of “CDA” Sites with Approved MLP and already Agreed for Rezoning
Appendix V	“CDA” Site with Approved MLP and Proposed for Rezoning
Appendix VI	“CDA” Site with Approved MLP and with Potential for Rezoning
Plan 1	Location Plan of “CDA” Sites in Tuen Mun and Yuen Long West District
Plan 2	Location Plan of “CDA” Sites in Fanling Sheung Shui & Yuen Long East District
Plan 3	Location Plan of “CDA” Sites in Sha Tin, Tai Po & North District
Plan 4	Location Plan of “CDA” Sites in Sai Kung and Islands District
Plan 5	Location Plan of “CDA” Sites in Ma Wan
Plans 6 to 68	Extract Plans of Individual “CDA” Sites
Plan 69	Extract Plan of the Former “CDA” Site – Former Burma Lines Military Sites

Planning Department
March 2014

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

(Total: 20 - NTW 9, NTW 14, NTW 15, NTW 17, NTW 18, NTW 21, NTW 23, NTW 36, NTW 40, NTW 43, NTW 49, NTW 50, NTW 51, NTW 52, YL-A2, NTE 9, SK 7, TKO 1, NTI 5 & SK-A1) (Plans 6 to 23)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
NTW 9 (Plan 6)	Lok On Pai Ex-desalting Plant, Tsing Fat Street, Tuen Mun, New Territories (9 ha) (single ownership)	19	<ul style="list-style-type: none"> The site was first designated on 22.4.1994. The boundary was adjusted to facilitate the development of a salt water pumping station on 19.4.2002. In accordance with the recommendations of the “Planning and Engineering Review of Potential Housing Sites in Tuen Mun East Area – Feasibility Study” (Tuen Mun East Study), the boundary was further adjusted and a maximum plot ratio (PR) of 1.3 and building height (BH) restriction of +41mPD have been imposed for the site on the Tuen Mun Outline Zoning Plan (OZP) on 16.10.2009. The site is on Government land and is currently under temporary uses. The “Comprehensive Development Area” (“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.
NTW 14 (Plan 7)	South of Tin Wah Road, Ha Tsuen, Yuen Long, New Territories (15.46 ha) (multiple ownership)	19	<ul style="list-style-type: none"> The site is located within the study area of the Hung Shui Kiu New Development Area (HSK NDA) Planning and Engineering Study which has already commenced in August 2011 and scheduled for completion in 2014/2015. It is inappropriate to change the land use zoning of the sites at this juncture.
NTW 15 (Plan 8)	East of Tung Tau Tsuen, Ha Tsuen, Yuen Long, New Territories (6.59 ha) (multiple ownership)	19	<ul style="list-style-type: none"> The site is located within the study area of HSK NDA Planning and Engineering Study, which has already commenced in August 2011 and scheduled for completion in 2014/2015. It is inappropriate to change the land use zoning of the sites at this juncture.
NTW 17 (Plan 9)	South of Tam Mei Barracks, Ngau Tam Mei, Yuen Long, New Territories (19.68 ha) (multiple ownership)	19	<ul style="list-style-type: none"> The proposed Northern Link (NOL) 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. 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 Rural and New Town Planning Committee (the Committee) on 19.6.2009. The applicant had subsequently lodged a review under s.17 of the Town

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>Planning Ordinance (TPO) but the applicant withdrew the review on 23.8.2010.</p> <ul style="list-style-type: none"> 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. The "CDA" site is bisected by the Ngau Tam Mei Drainage Channel which was completed in 2003. It is about 44m in width and result in physical barrier to the connection between the north and south portions of the "CDA" site. Given the sizeable area of the two portions and vehicular access are available for both sites, the "CDA" site should be divided into two "CDA" sites when opportunity arises.
NTW 18 (Plan 10)	<p>East of Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long, New Territories</p> <p>(9.62 ha)</p> <p>(multiple ownership)</p>	19	<ul style="list-style-type: none"> On 3.11.1995, the Committee considered a s.16 application (No. A/YL-NTM/3) for a comprehensive residential development for the site and decided to defer the consideration of the case pending the applicant's submission of detailed impact assessment and mitigation proposals. The application was withdrawn on 27.12.2001. On 26.3.2009, an application (No. A/YL-NTM/235) for the "CDA" site for low-rise residential development of 193 houses was submitted, but the applicant subsequently withdrew the application on 7.3.2011. On 4.5.2012, an application (No. A/YL-NTM/274) for the "CDA" site for proposed comprehensive residential development and supporting commercial facilities was submitted. On 15.6.2012, 21.9.2012 and 21.12.2012, upon requests of the applicant, the Committee decided to defer a decision on the application in order to allow sufficient time for preparation of supplementary information to address departmental comments. The applicant had subsequently submitted further information to support the application. The application was withdrawn on 10.1.2014. The proposed NOL 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. 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.
NTW 21 (Plan 11)	<p>Lots 2744ARP, 2744BRP and adjoining Government land in DD 124, Tan Kwai Tsuen Road, Yuen Long, New Territories</p> <p>(0.99 ha)</p> <p>(single ownership)</p>	17	<ul style="list-style-type: none"> The site is located within the study area of the HSK NDA Planning and Engineering Study which has already commenced in August 2011 and is scheduled for completion in 2014/2015. The site was granted with planning permission for residential development by the Committee under Application No. A/YL-TYST/14 on 11.7.1997 valid 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. Application No. A/YL-TYST/292 for minor amendments to the approved scheme under Application No.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>A/YL-TYST/14 was submitted on 19.5.2005 and was approved with conditions by the Director of Planning (D of Plan) on 26.9.2005 under the delegated authority of the Town Planning Board (the Board), with validity period up to 26.9.2009. Owing mainly to the need to resolve the road access issue, the land exchange has yet to be finalized and the approved development cannot be regarded as commenced. The planning permission lapsed on 26.9.2009.</p> <ul style="list-style-type: none"> Although the planning permission has lapsed, it is recommended to retain the "CDA" designation in order to facilitate re-submission of a new planning application by the applicant as well as to ensure proper planning control of the development to blend in well with the surrounding development.
NTW 23 (Plan 12)	<p>West of Hung Tin Road, Hung Shui Kiu, Yuen Long, New Territories</p> <p>(3.63 ha)</p> <p>(multiple ownership)</p>	20	<ul style="list-style-type: none"> The site was zoned "Other Specified Use" ("OU") 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. The Master Layout Plan (MLP) for the site was once approved by the Committee on 8.8.1997 but the approval for the application (No. A/YL-PS/12) subsequently lapsed on 8.8.2003. However, the Mass Transit Railway Corporation Limited (MTRCL) has indicated that there is no development programme for the site at this stage. The site is located within the study area of the HSK NDA Planning and Engineering Study which commenced in August 2011 and is scheduled for completion in 2014/2015. According to the Preliminary Outline Development Plan (ODP) of the Study, the site is proposed as "OU" annotated "Residential cum MTR Bus Depot". The site is located at the junction of Hung Tin Road and Castle Peak Road and is subject to traffic noise impact. It is inappropriate to change the land use zoning of the site at this juncture.
NTW 36 (Plan 13)	<p>Area 112, Tin Shui Wai, New Territories</p> <p>(7.55 ha)</p> <p>(single ownership)</p>	16	<ul style="list-style-type: none"> The site is on Government land. 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. Planning Brief (PB) to guide the prospective developers of the site in preparing the MLP for the future development on the site was agreed by the Committee on 13.3.2009. On 30.9.2013, the CPLD considered and agreed the site for private residential development. The site has been included in land sale programme 2013/14.
NTW 40 (Plan 14)	<p>Long Ha, Kam Tin, Yuen Long, New Territories</p> <p>(11.28 ha)</p>	14	<ul style="list-style-type: none"> 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. The proposed NOL will run near the site. The railway will increase the development potential of the site whilst

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	(multiple ownership)		<p>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" conducted by the Highways Development which is scheduled for completion by mid 2014. A land use review would be undertaken to ascertain the appropriateness of the "CDA" zone pending the findings on NOL under the study.</p> <ul style="list-style-type: none"> In view of the above, the "CDA" designation should be retained.
NTW 43 (Plan 15)	<p>South-east of Tong Fong Tsuen and west of Ping Ha Road, Ping Shan, Yuen Long, New Territories</p> <p>(1.65 ha)</p> <p>(multiple ownership)</p>	12	<ul style="list-style-type: none"> The site was reverted from "Residential (Group E1)" ("R(E)1") to "CDA" upon the decision of the Board on 21.11.2001 to partially meet an objection. The amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 19.4.2002. The site is located to the west of Ping Ha Road, which is subject to severe traffic congestion. 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", Planning Department (PlanD) will review the "CDA" zoning pending the findings/recommendations of the HSK NDA Planning and Engineering Study, which may affect the planning circumstance in the vicinity. It is suggested that the "CDA" designation should be retained before completion of the review. In view of the industrial/residential (I/R) interface and traffic issues, the "CDA" zoning for the subject site is appropriate.
NTW 49 (Plan 16)	<p>Site abutting Tung Wui Road and Kam Po Road, Kam Tin</p> <p>(2.51.ha)</p> <p>(multiple ownership)</p>	7	<ul style="list-style-type: none"> The site was rezoned to "CDA" which comprises Areas (a) and (b) based on a land use review conducted in 2006. Building development is confined in Area (a) with an area of about 1.41 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. 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 Committee 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, 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 3.5.2011, the Chief Executive in Council (CE in C) has referred the approved Kam Tin South OZP to the Board for amendment.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
			<ul style="list-style-type: none"> Since then, PlanD, in collaboration with MTRCL, has carried out a Land Use Review for Kam Tin South (covering the “CDA” site). Details of the rezoning of the site are being considered taking into account the results of the Land Use Review, the necessary infrastructural provision in the areas and the public views. It is suggested that the “CDA” designation should be retained before completion of the review.
NTW 50 (Plan 17)	Site to the north-east of Long Tin Road (8.3 ha) (multiple ownership)	3	<ul style="list-style-type: none"> The site was rezoned from “Undetermined” (“U”) to “CDA” based on a land use review conducted by PlanD in 2010. The site is intended for low-rise and low density development, with a maximum PR of 0.4 and BH restriction of 3 storeys, to facilitate comprehensive upgrading of the areas and provide necessary planning control over the development mix, scale, design and layout of development, taking into account of various environmental, traffic, infrastructure and other constraints. The site is mainly occupied by temporary structures, vehicle parks and open storage yards. The site is also subject to adverse traffic, railway and industrial noise impact and infrastructure constraints. The “CDA” zoning is to avoid piece-meal developments subject to I/R interface problem and noise impact, and to ensure that the infrastructure constraints would be satisfactory addressed in future developments. No development proposal has been received since rezoning to “CDA”. The designation should be retained.
NTW 51 (Plan 17)	Site to the west of Yung Yuen Road and north of Long Tin Road (5.1 ha) (multiple ownership)	3	<ul style="list-style-type: none"> The site was zoned from “U” to “CDA” based on a land use review conducted by PlanD in 2010. The site is intended for low-rise and low density development, with a maximum PR of 0.4 and BH restriction of 3 storeys, to facilitate comprehensive upgrading of the areas and provide necessary planning control over the development mix, scale, design and layout of development, taking into account of various environmental, traffic, infrastructure and other constraints. The site mainly consists of clusters of residential dwellings intermixed with workshops. The site is also subject to adverse traffic, railway and industrial noise impact and infrastructure constraints. The “CDA” zoning is to avoid piece-meal developments subject to I/R interface problem and noise impact, and to ensure that the infrastructure constraints would be satisfactory addressed in future developments. No development proposal has been received since rezoning to “CDA”. The designation should be retained.
NTW 52 (Plan 17)	Site to the north-west of Long Ping Road (8.5 ha) (multiple ownership)	3	<ul style="list-style-type: none"> The site was zoned from “U” to “CDA” based on a land use review conducted by PlanD in 2010. The site is intended for low-rise and low density development, with a maximum PR of 0.4 and BH restriction of 3 storeys, to facilitate comprehensive upgrading of the areas and provide necessary planning control over the development mix, scale, design and layout of development, taking into account of various environmental, traffic, infrastructure and other constraints. The site is mainly occupied by temporary structures, vehicle parks and open storage yards. The site is also subject to

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>adverse traffic, railway and industrial noise impact and infrastructure constraints. The "CDA" zoning is to avoid piece-meal developments subject to I/R interface problem and noise impact, and to ensure that the infrastructure constraints would be satisfactory addressed in future developments.</p> <ul style="list-style-type: none"> No development proposal has been received since rezoning to "CDA". The designation should be retained.
YL-A2 (Plan 18)	<p>Area covering the West Rail Yuen Long Station and its Adjoining Area, Yuen Long, New Territories</p> <p>(4.65 ha)</p> <p>(single ownership)</p>	15	<ul style="list-style-type: none"> The MLP was first approved with conditions by the Committee on 25.1.2002. Amendment to the MLP for a proposed comprehensive commercial/residential development above the proposed West Rail Yuen Long Station and the associated Public Transport Interchange under Application No. A/YL/125 was approved by the Committee on 28.1.2005. The planning permission lapsed on 29.1.2009. 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. Close liaison amongst MTRCL, Development Bureau (DEVB) and Yuen Long District Council (YLDC) are being carried out for a revised development scheme at the site. A revised scheme was presented to the Shap Pat Heung Rural Committee (RC), relevant village representatives and the residents of Sun Yuen Long Centre (SYLC) on 19.7.2013 and 22.7.2013 respectively. The MTRCL is further reviewing the scheme in addressing the local concerns. Another round of consultation with RC and SYLC might be required. In view of the above, the "CDA" designation should be retained.
NTE 9 (Plan 19)	<p>North-eastern side of Ma Liu Shui San Tsuen, Sha Tau Kok Road, New Territories</p> <p>(0.8 ha)</p> <p>(single ownership)</p>	17	<ul style="list-style-type: none"> 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" ("UNUS") 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 PR of 0.9, a maximum site coverage of 46% and a BH restriction of 12m to facilitate the redevelopment of the existing soy sauce factory. On 24.11.1995, the Board decided to propose an amendment to the OZP to meet the objection by rezoning part of the objection site and the adjoining land from "AGR" to "CDA" and by incorporating "Food Production/Processing Plant" under Column 2 of the Notes of the "CDA" zone. The planning intention of the "CDA" zone is to facilitate the comprehensive redevelopment of an existing soy sauce factory (mainly for the relocation of another soy sauce factory at Kwai Chung). On 14.2.1997, the Board approved a planning application (No. A/NE-LYT/104) for minor relaxation of non-domestic PR and non-domestic site coverage at the site for the redevelopment of a food processing workshop.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>Subsequently, an application for minor amendments to the approved scheme (No. A/NE-LYT/223) was approved by the District Planning Officer/Shi Tin, Tai Po and North under the delegated authority of the Board on 3.7.2001. The validity of the planning permission was extended twice until 3.7.2010. As the land exchange to effect the proposed redevelopment was not executed and there was no approved building plan for the proposed development, the planning permission lapsed on 3.7.2010.</p> <ul style="list-style-type: none"> Upon initial review, it is considered more appropriate to retain the "CDA" zoning for the site for the following reasons notwithstanding that there is currently no approved MLP covering the site : <ul style="list-style-type: none"> (i) the site is still under active operation for soy sauce production; (ii) the site would continue its operation as a soy sauce factory for quite some time. The planning intention of the "CDA" site to facilitate comprehensive redevelopment of an existing soy sauce factory is still applicable; and (iii) retention of the "CDA" zoning can allow appropriate planning control over the development scale and layout of the soy sauce factory to avoid causing unacceptable environmental impacts on the adjoining residential uses within the "Residential (Group C)" ("R(C)") zone.
SK 7 (Plan 20)	Sai Kung Town North CDA (1) (5.9 ha) (multiple ownership)	9	<ul style="list-style-type: none"> The "CDA(1)" site was first designated on 4.3.2005 and comprised two portions separated by the proposed Tai Mong Tsai Road. The two portions were combined into a single "CDA(1)" zone with the re-alignment of the proposed Tai Mong Tsai Road during consideration of the objections which were subsequently upheld by the Board. Amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 10.2.2006. 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. A PB of the site was approved by the Committee on 14.12.2007. A planning application (No. A/SK-SKT/1) for comprehensive residential development of 17 blocks of apartments and 24 villas was rejected by the Committee on 24.10.2008. A fresh application is under preparation by the developer to address public views and Committee Members' comments. In view of the above, the 'CDA' designation of the site should be retained.
TKO 1 (Plan 21)	Ying Yip Road, Tseung Kwan O Area 92, New Territories	18	<ul style="list-style-type: none"> On 10.1.2005, a request for amendment to the Notes of the OZP, proposing to relax the maximum domestic GFA and BH restriction was submitted. The request was however, rejected by the Committee on 13.5.2005. On 14.11.2005, the land owners submitted a further

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	(4.26 ha) (single ownership for the main portion of the site)		<p>request for amendment to the Notes of the OZP to relax the development intensity and BH restrictions. Nevertheless, on 29.3.2006, the applicant withdrew the request.</p> <ul style="list-style-type: none"> On 14.9.2006, the land owners submitted another application for amendments to Notes of the OZP to relax the development intensity and BH restrictions. Upon request by the applicant, the application was deferred by the Committee on 2.2.2007. The applicant reactivated the application which was considered and rejected by the Committee on 13.4.2007. 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. The CDA development parameters may be reviewed to take account of the changing circumstances.
NTI 5 (Plan 22)	Sok Kwu Wan, Lamma Island, New Territories (1.99 ha) (single ownership)	13	<ul style="list-style-type: none"> 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 site has high potential for a comprehensive residential scheme. The development potential of the site is being examined in the context of the planning study commenced in January 2012 for the ex-Lamma quarry which will primarily focus on the quarry site. The study is scheduled for completion in early 2015. The "CDA" zone would be reviewed upon the completion of the study. 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.
SK-A1 (Plan 23)	Kap Pin Long, Sai Kung, New Territories (1.29 ha) (single ownership)	15	<ul style="list-style-type: none"> On 2.7.1999, the Board approved the MLP for 21 two-storey houses with ancillary recreational and supporting facilities. The applicant has applied for extension of time (EOT) several times and the EOT were further extended until 2.7.2004, 2.7.2007 and 2.7.2010 respectively. Building plans for the approved MLP were submitted but rejected. The approval conditions of the MLP were not complied with and the planning permission finally lapsed on 2.7.2010. The developer will submit another planning application/MLP for approval. Although the planning permission has lapsed, it is recommended to retain the "CDA" zone in order to facilitate re-submission of new planning application by the applicant.

List of “CDA” Sites with No Approved MLP and Already Agreed for Rezoning**(Total: 5 –NTW 10, NTW 11, NTW 12 ,NTW 13 and NTE 19 (Former “CDA” site)) (Plans 24 and 69)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Progress of Rezoning
NTW 10 (Plan 24)	West of San Hing Tsuen, Lau Fau Shan Road, Ha Tsuen, Yuen Long, New Territories (11.00 ha) (multiple ownership)	19	<ul style="list-style-type: none"> Due to fragmented ownership, the sites were agreed to be rezoned to “Residential (Group E)” by the RNTPC on 15.3.2002. However, the rezoning has been held in abeyance pending the HSK NDA Study. The 4 sites fall within the study area. The HSK NDA Study has already commenced in August 2011 and scheduled for completion in 2014/15.
NTW 11 (Plan 24)	North of Fung Kong Tsuen, Lau Fau Shan Road, Ha Tsuen, Yuen Long, New Territories (17. 87 ha) (multiple ownership)	19	
NTW 12 (Plan 24)	East of Fung Kong Tsuen, Ping Ha Road, Ha Tsuen, Yuen Long, New Territories (11.99 ha) (multiple ownership)	19	
NTW 13 (Plan 24)	North of Hong Mei Tsuen, Ping Ha Road, Ha Tsuen, Yuen Long, New Territories (14.13 ha) (multiple ownership)	19	
NTE 19 (No longer “CDA” site in the current review) (Plan 69)	Former Burma Lines Military Site, Fanling, New Territories (25.4 ha)	N/A	<ul style="list-style-type: none"> On 24.2.1012, the Committee agreed to rezone a major portion of the site from “CDA” to “Government, Institution or Community (2)” (“G/IC(2)”) to facilitate the proposed post-secondary college(s) and/or international school development. The zoning amendment was gazetted on 16.3.2012. A minor portion of the site (mainly vegetated woodland and slope) has been rezoned to “Green Belt” (“GB”).

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Progress of Rezoning
			<ul style="list-style-type: none"> • In the 2013/14 Policy Address, the Chief Executive announced that the western part of the site would be reserved for public housing development in order to meet the housing need. The CEDD will commission an engineering feasibility in 2014 to determine the scope of the infrastructural works required. • Pending the completion of the engineering study, the site will further be rezoned to reflect its intended use.

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

(Total: 28 - NTW 3, NTW 5, NTW 6, NTW 8, NTW 31, NTW 37, NTW 38, NTW 39, NTW 41, NTW 42, YL-A3, YL-A4, NTE 1, NTE 4, NTE 5, NTE 13, NTE 14, NTE 15, NTE 18, NTE 20, NTE 21, MOS 2, SK 3, SK 4, SK 5, SK 6, TKO-A1 & NTI 1) (Plans 25 to 52)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
NTW 3 (Plan 25)	Tai Kiu Village, Yuen Long, New Territories (2 ha) (multiple ownership)	11	<ul style="list-style-type: none"> • A planning application (No. A/YL/136) for comprehensive commercial/residential development was approved with conditions by the Committee on 27.8.2010. • The applicant is in the progress for compliance with approval conditions. • Building plans have yet to be submitted/approved. • The “CDA” designation should be retained to ensure implementation of the approved MLP.
NTW 5 (Plan 26)	Yuen Long New Town Area 15, YLTL 507, New Territories (Yoho Town Phase 3) (4.06 ha) (multiple ownership)	22	<ul style="list-style-type: none"> • Amendment to the MLP for a proposed comprehensive commercial/residential development and proposed pedestrian footbridge with retail use under Application No. A/YL/139 was approved with conditions by the Committee on 2.6.2006. A Class B amendment to the approved MLP under Application No. A/YL/139-1 was approved by the Committee on 28.5.2010. • Land exchange was executed in March 2010 and construction works are underway. • The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTW 6 (Plan 27)	Yuen Long New Town Area 12, YLTL 504, New Territories (Yoho Town Phase 2) (3.50 ha) (multiple ownership)	22	<ul style="list-style-type: none"> • Amendment to the MLP for a proposed comprehensive commercial/residential development under Application No. A/YL/151 was approved with conditions by the Committee on 2.11.2007. Phase 1 development was completed in 2010. Land exchange and construction for Phases 2 and 3 developments of NTW 6 have not yet commenced. • A fresh application (No. A/YL/196) covering the subject site and part of the adjoining “G/IC” site for proposed comprehensive residential/commercial development was submitted on 14.2.2013 which was scheduled for consideration by the Committee on 7.2.2014. The application was withdrawn by the applicant on 23.1.2014. • The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTW 8 (Plan 28)	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) (single ownership)	19	<ul style="list-style-type: none"> • The latest planning application for comprehensive residential development (No. A/TM/288) was approved with conditions by the Committee on 26.7.2002. On 13.7.2006, the application for EOT for commencement up to 26.7.2010 was approved with conditions by the D of Plan under delegated authority of the Board (Application No. A/TM/288-1). • Land exchange is being processed. • The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
NTW 31 (Plan 29)	TMTL 417, east of Tai Lam Chung Nullah and Customs and Excise Training School, Tai Lam Chung, Tuen Mun, New Territories (6.25 ha) (multiple ownership)	17	<ul style="list-style-type: none"> The "CDA" zone was first designated on 7.6.1996. The boundary was adjusted at the request of the land owner by rezoning two areas from "CDA" to "Village Type Development" ("V") and five areas from "V" or "GB" to "CDA" and exhibited on 18.2.2000. A planning application for comprehensive residential development (No. A/TM-SKW/32) was approved with conditions by the Committee on 1.3.2002. The latest planning application (No. A/TM-SKW/32-1) was approved by the D of Plan on 1.2.2008 under the delegated authority of the Board. Building plans for the residential part of the proposed development were approved on 16.2.2011. Land exchange is being processed. The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTW 37 (Plan 30)	Area 115, Tin Shui Wai, New Territories (6.44 ha) (single ownership)	16	<ul style="list-style-type: none"> The site is on Government land. As the CDA proposal is actively being pursued and the site is located in close proximity to the HKWP, "CDA" zoning should be retained to ensure the design of the proposed development would have no adverse impacts on the HKWP. The PB to guide the prospective developers in preparing the MLP for the future development of the site was agreed by the Committee on 13.3.2009. The site has been included in land sale programme 2013/14 for private residential development.
NTW 38 (Plan 31)	South of West Rail Tin Shui Wai Station, Yuen Long, New Territories (3.48 ha) (single ownership)	14	<ul style="list-style-type: none"> The site was originally planned to be granted to MTRCL for property development purpose. In order to meet the Government's housing target of providing some 17,000 Home Ownership Scheme (HOS) flats over four years starting from 2016/17 onwards and thereafter an annual average of 5,000 HOS flats, the site was identified for the development of HOS units. On 25.10.2013, the Committee endorsed the PB for the HOS development at the site. Application No. A/YL-PS/440 for proposed comprehensive flats (HOS), commercial and public transport terminus development submitted by the Housing Department (HD) was received on 24.2.2014, which is under processing. The "CDA" designation should be retained to ensure planning control over various aspects of development at the site taking into account the environmental, traffic, infrastructure and other constraints.
NTW 39 (Plan 32)	Various lots and adjoining Government land in DD107, Sha Po, Kam Tin, Yuen Long, New Territories (28.98 ha) (single ownership)	14	<ul style="list-style-type: none"> A planning application (No. A/YL-KTN/118) was first approved by the Committee on 5.10.2001 and the latest planning application (No. A/YL-KTN/118-2) for amendments to the approved scheme was approved by the Committee on 7.9.2012. The lease for Phase 1 of the subject development was executed in August 2011. The general building plans covering Phases 1 and 2 of the approved scheme were approved by the Building Authority (BA) in September/October 2010. The general building plans for Phase 1 of the approved scheme are being further revised to reflect the latest approved scheme under Application No. A/YL-KTN/118-2.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
			<ul style="list-style-type: none"> The applicant is applying to Lands Department (LandsD) for the land exchange for Phase 2 development. The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTW 41 (Plan 33)	<p>Various lots in DD130 to the north of Yuen Long Highway near Fuk Hang Tsuen, Yuen Long, New Territories</p> <p>(1.91 ha)</p> <p>(multiple ownership)</p>	14	<ul style="list-style-type: none"> A planning application for comprehensive residential development (No. A/TM-LTYT/158) was approved by the Committee with conditions on 14.9.2007. The latest planning application for the same use (Application No. A/TM-LTYT/249) was approved with conditions by the Committee on 19.7.2013. On 23.8.2013, the applicants’ representative applied for a review of the Committee’s decision to impose condition (g) on the provision of vehicular and pedestrian access to Lot 1036 in D.D. 130 to the satisfaction of the Director of Lands or of the Board. On 15.11.2013, the Board agreed to defer a decision on the review application as requested by the applicants for 2 months pending submission of further information by the applicants. Further information was received on 20.1.2014. The review application is tentatively scheduled for consideration by the Board on 11.4.2014. Lease modification is being processed. Building plans based on the approved scheme (Application No. A/TM-LTYT/158-2) were approved on 17.3.2009. Construction works have not yet commenced. The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTW 42 (Plan 34)	<p>South of the former Military site at Shek Wu Wai, Yuen Long, New Territories</p> <p>(23.98 ha)</p> <p>(multiple ownership)</p>	14	<ul style="list-style-type: none"> 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 Development Permission Area (DPA) plan. Three planning permissions (Application Nos. A/YL-NTM/6, 19 and 52) were granted by the Committee in 1996, 1997 and 1999 respectively when the site was zoned “GB” on the OZP. The site was subsequently rezoned to “CDA” in December 1999 under s.6(7) of the pre-amended TPO arising from the Board’s decision to uphold an objection to the draft Ngau Tam Mei OZP No. S/YL-NTM/1. Planning application No. A/YL-NTM/61 for a proposed comprehensive residential development was approved with conditions by the Committee on 31.3.2000 but the permission subsequently lapsed on 31.3.2003. The developer applied for a land exchange which was subsequently put on hold by the LandsD in 2002 due to conflict with the revised Northern Link alignment. Planning application No. A/YL-NTM/178 for a residential development of a total of 322 houses at a PR of 0.4 and a BH restriction 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. Land exchange was approved in-principle by District Lands Conference on 14.5.2009. However, District Lands Officer/Yuen Long (DLO/YL) is still clarifying some land

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
			<p>issues.</p> <ul style="list-style-type: none"> On 26.5.2010, the applicant applied an application for extension of time for commencement (No. A/YL-NTM/178-1). On 7.7.2010, D of Plan, under the delegated authority of the Board, agreed to extend the validity of the planning permission for 48 months until 18.8.2014. On 11.2.2014, an application for Class B amendments (No. A/YL-NTM/178-2) to the approved application was received. The proposed Class B amendments include changes in the average flat size, minor changes in disposition of building works, an increase in car parking spaces and change in layout of internal roads, etc. As the Class B amendments will be submitted to the Committee for consideration, tentatively on 4.4.2014. Since the development has not yet commenced, the “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions. The applicant had provided genuine efforts in the compliance with approval conditions while only some conditions were partially complied with. The proposed NOL will traverse the eastern half of the “CDA” zone. It may create land assembly difficulty to the remaining parts of the “CDA” zone and impose environmental constraints such as noise impact on the nearby areas. The land use in the area may need to be reviewed upon finalization of the NOL alignment. In view of the above, it is inappropriate to change the land use zoning of the site at this juncture.
YL-A3 (Plan 35)	<p>Area covering the public transport interchange associated with the West Rail Long Ping Station, Yuen Long New Town Area 2, New Territories</p> <p>(Southern Site)</p> <p>(1.55 ha)</p> <p>(single ownership)</p>	15	<ul style="list-style-type: none"> The MLP for the proposed comprehensive residential development under Application No. A/YL/188 was approved with conditions by the Committee on 1.6.2012. Land grant was executed on 16.9.2013. The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
YL-A4 (Plan 36)	<p>Area covering the public transport interchange associated with the West Rail Long Ping Station, Yuen Long New Town Area 7, New Territories</p> <p>(Northern Site)</p> <p>(1.90ha)</p> <p>(single ownership)</p>	15	<ul style="list-style-type: none"> The MLP for the proposed comprehensive residential development under Application No. A/YL/182 was approved with conditions by the Committee on 22.7.2011. The land grant was executed on 28.1.2013. The latest proposed amendments to the approved scheme under Application No. A/YL/182 was approved with conditions by the D of Plan under the delegated authority of the Board on 16.5.2013. The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.

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NTE 1 (Plan 37)	Sheung Shui Area 35 (SSIL 2RP and Government Land), New Territories (3.6 ha) (single ownership)	19	<ul style="list-style-type: none"> The first MLP (No. A/FSS/110) was approved on 9.4.1999 by the Board on review with validity period until 9.4.2002. On 19.2.2002, a request for an extension of the validity period of the planning permission was made to the Board and the validity period was extended to 9.4.2004. On 13.3.2003, the applicant submitted a planning application for minor amendments to approved development proposal (No. A/FSS/152). The minor amendments mainly involved an increase in maximum domestic site coverage, change in number of tree to be felled/preserved and adjustment of disposition of houses. The application was approved by the Board on 25.4.2003. The latest proposed amendments to the approved MLP (Application No. A/FSS/156) were approved with conditions by the Committee on 5.12.2003. Building plans were approved on 8.11.2007, 1.3.2011 and 19.11.2012, but construction work has not yet commenced. The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTE 4 (Plan 38)	Fung Yuen, Tai Po Area 32, New Territories (18.37 ha) (multiple ownership)	31	<ul style="list-style-type: none"> The site was first designated as “Other Specified Uses” annotated “Comprehensive Redevelopment Area” (“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 pre-amended TPO on 3.1.1997. A s.16 application (No. A/TP/267) for comprehensive residential and agricultural development was agreed by the Committee 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 & North under the Board’s delegated authority on 31.7.2003, 2.9.2003 and 18.8.2004 respectively. Building plans of the development portion and agricultural portion have been approved. Construction works regarding the residential development have commenced. Phase 1 of the residential development and the Agricultural Portion is near completion. The development in the subsequent Phase is yet to commence. Although the applicant has been making submissions, some of the approval conditions are yet to be complied with. 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.
NTE 5 (Plan 39)	Sai Sha Road, Shap Sz Heung, New Territories (64.48 ha)	19	<ul style="list-style-type: none"> 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. The baseline scheme under A/NE-SSH/28, which was approved by the Committee on 13.6.2003, was based on the

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	(multiple ownership)		<p>development restrictions under previous version of the OZP, i.e. a domestic GFA of 352,468m², a maximum GFA of 5,573m² for residents' club, a maximum GFA of 9,290m² 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 Committee on 7.6.2007 and lapsed on 13.6.2011.</p> <ul style="list-style-type: none"> On the other hand, the approved scheme under A/NE-SSH/26 with a site GFA of 538,840m² was amended by Application No. A/NE-SSH/26-1 with a total domestic GFA of 448,576m² which was approved by the Committee 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 Committee on 12.10.2007 and the planning permission subsequently lapsed on 24.10.2011. The approved scheme has been incorporated into the approved OZP No. S/NE-SSH/9 with a maximum domestic GFA of 448,576m², a maximum GFA of 8,957m² for resident's club, a maximum GFA of 9,290m² 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. Under the TPO, amendments can only be made to a "parent" scheme. A new "parent" scheme is needed for subsequent applications for amendments in the course of 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 the Committee on 8.5.2009 with validity up to 8.5.2013. 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. An application (under application No. A/NE-SSH 61-1) for Class B amendments to the approved scheme was approved by the D of Plan under the delegated authority of the TPB on 2.12.2009. The amendments involved mainly changes to average flat size to an increase of about 200 flats. Subsequently, an application (No., A/NE-SSH/61-2) for extension of time for commencement of approved development was approved by D of Plan under the delegated authority of the TPB on 22.4.2013 and the validity for the subject planning permission was extended to 8.5.2017. Although the applicant has made submissions, some of the approval conditions are yet to be complied with. According to LandsD, the land exchange application and premium negotiation is at an advanced stage. Basic binding offer has been made to the applicant in December 2012. The premium appeal is being processed by LandsD. No building plans have been submitted yet.

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			<ul style="list-style-type: none"> The “CDA” designation should be retained as the applicant is actively pursuing the implementation of the approved “CDA” scheme.
NTE 13 (Plan 40)	North of Fanling Highway near Yin Kong, Kwu Tung, New Territories (1.8 ha) (multiple ownership)	16	<ul style="list-style-type: none"> The site was designated “CDA” to meet the objection to the previous “G/IC” zoning of the site on the draft Kwu Tung North OZP No. S/NE-KTN/1, which was upheld by Board on 25.10.1996. Under the “CDA” zoning, the developer is required to submit a MLP to address the adverse environmental impacts arising from the adjacent roads (i.e. traffic noise impacts from Castle Peak Road and Fanling Highway) and land uses affecting the site (i.e. industrial noise from nearby industrial uses, such as open storage of construction materials, vehicle parks and warehouses). The site is within Kwu Tung North NDA of the NENT New Development Area Planning & Engineering Study. A planning application (No. A/NT/KTN/131) was approved with conditions by the Committee on 6.11.2009. Part of approval condition (e) on submission of Archaeological Impact Assessment Report has been complied with in August 2012. The applicant submitted an EOT for commencement of the approved development. The D of Plan on 6.11.2013, under the delegated authority of the Board, approved the EOT application for amendment to permission under section 16A of the TPO. The permission is valid till 6.11.2017. On 20.12.2013, the draft Kwu Tung North Outline Zoning Plan No. S/KTN/1 was gazetted under s.5 of the TPO to replace the draft Kwu Tung North OZP No.S/NE-KTN/1. The “CDA” zoning of the subject site is retained.
NTE 14 (Plan 41)	South of Castle Peak Road near Kam Tsui, Sheung Shui, New Territories (3.86 ha) (single ownership)	16	<ul style="list-style-type: none"> A planning application (No. A/NE-KTS/75) for a comprehensive residential and recreational development was approved by the Committee on 19.6.1998. The planning permission expired on 19.6.2001. On 25.11.2005, the Committee approved with conditions and the planning application (No. A/NE-KTS/220) for a comprehensive residential development on the site. The planning permission lapsed on 25.11.2009. The latest planning application (A/NE-KTS/267) was approved by the Committee on 19.12.2008 with conditions. The approved residential development has commenced since the latest set of building plans submission for the approved scheme was approved by BA on 23.3.2011. Land exchange is being processed. The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTE 15 (Plan 42)	Various lots in DD 100 and adjoining Government land, Lin Tong Mei Tsoi Yuen, Kwu Tung South, New Territories (10.07 ha)	16	<ul style="list-style-type: none"> A planning application (No. A/NE-KTS/90) for a comprehensive residential development was approved by the Committee on 12.3.1999 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 Committee approved with conditions a planning application (No. A/NE-KTS/90-2) for amendments to the approved scheme. On 2.11.2009 and 3.2.2010, the D of Plan under the delegated authority of the Board approved with conditions two planning applications (No. A/NE-KTS/90-3 & 90-4) for

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	(multiple ownership)		<p>amendments to the approved scheme respectively.</p> <ul style="list-style-type: none"> An application (No. A/NE-KTS/214) for minor amendments to the approved scheme was approved on 1.8.2005 by the then District Planning Officer/Tai Po & North under the delegated authority of the Board, and subsequently its validity period was extended up to 12.3.2011. The planning permission for both Applications No. A/NE-KTS/90-4 and A/NE-KTS/214 were lapsed. The applicant submitted a fresh application (No. A/NE-KTS/310) for comprehensive residential development (consists of two phases) and the application was approved with conditions by the Committee on 15.4.2011. Based on the approved Application No. A/NE-KTS/310, the latest building plans for Phase 1 development were approved by the BA on 11.1.2013. Construction for Phase 1 was completed and the Occupation Permit was issued on 19.4.2013. The site is subject to traffic, infrastructural and design constraints. Land exchange and lease modification for Phase 1 have been completed. New Grant Lot No. 1882 in DD100 for Phase 1 was executed on 7.9.2009. As land resumption for Phase 2 development is still in progress and building plans for Phase 2 development have not been submitted to BA for approval, it is considered that the “CDA” designation should be retained to ensure implementation of the approval MLP and approval conditions.
NTE 18 (Plan 43)	<p>Lot 698 R.P.(Part) and adjoining Government land in DD181, Heung Fan Liu, Sha Tin, New Territories</p> <p>(4.42 ha)</p> <p>(multiple ownership) Note : part of the site is held under adverse possession</p>	14	<ul style="list-style-type: none"> 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 Committee on 21.12.2001 and 13.12.2002 respectively. The planning permission for Application No. A/ST/536 was extended to 21.12.2007 and has lapsed. The planning permission for A/ST/571 has also lapsed. Another Application No. A/ST/577 was approved with conditions by the Committee on 4.4.2003 and extended to 4.4.2010. (Application No. A/ST/577-1). The planning permission has lapsed. 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 Board on review on 22.10.2010. Application No. A/ST/696-1 for extension of time for commencement of the approved development (Application No. A/ST/696) for 12 months until 22.10.2012 was approved with conditions by the Committee on 21.10.2011. On 30.12.2011, the applicant submitted an application (A/ST/696-2) for amendments to the approved scheme by reducing the site coverage, reducing the parking provision, increasing the number of trees to be felled, and slightly changing the disposition of the building blocks. The application was approved with conditions by the Committee on 1.6.2012. Land exchange for Phase 1 was approved by the District Lands Conference on 20.11.2012. Building plan for Phase 1, based on the latest approved development scheme, was approved by the BA on

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			<p>19.10.2012.</p> <ul style="list-style-type: none"> Taking into account the site constraints (including access, landslide hazards, sewerage and drainage problems), the “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTE 20 (Plan 44)	<p>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</p> <p>(4.97 ha)</p> <p>(multiple ownership)</p>	14	<ul style="list-style-type: none"> On 5.5.2000, the Committee agreed to a rezoning request to rezone the site to “CDA” to facilitate the development of 191,100m² domestic floor space (with 2,768 flats) and 17,500m² retail floor space. The site was zoned “CDA(1)” on the draft Sha Tin OZP No. S/ST/14 gazetted on 4.8.2000. 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 then KCRC was reached on the phased development. On 25.11.2005, the Committee rejected the application as there was inadequate information to demonstrate that the proposed phased development was technically feasible and would not undermine the original planning intention to develop the whole site in a comprehensive manner. On 21.4.2006, the Board rejected the application upon review based on similar grounds. On 10.7.2006, the applicant lodged an appeal against the decision of the Board for rejecting his application upon review (Town Planning Appeal No. 13/06). 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 then KCRC would develop the remaining portions of the “CDA(1)” site. On 12.10.2007, the Committee 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 Board rejected the application upon review based on similar grounds. On 3.10.2008, the applicant lodged an appeal against the decision of the Board for rejecting his application upon review (Town Planning Appeal No. 5/08). The Town Planning Appeal Board (TPAB) 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 with conditions. On 17.6.2011, a planning application No. A/ST/658-1 for proposed amendments to the approved scheme under Application No. A/ST/658 was approved with conditions by the Committee with conditions. The Landscape Master Plan for Phase 1 of the approved development was accepted on 19.9.2011. Land exchange for Phase 1 was approved by District Lands Conference on 20.12.2012. The development is being developed by phases. Building plans for Phase 1 of the approved development was approved by the BA on 6.10.2011 with subsequent amendments approved on 14.12.2012 and 29.10.2013 respectively. Phase 1 is under construction.

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			<ul style="list-style-type: none"> As the applicant is taking steps to implement the proposal, the “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTE 21 (Plan 45)	Tai Wai Station, Ma On Shan Rail, Sha Tin, New Territories (4.85 ha) (single ownership)	12	<ul style="list-style-type: none"> 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 Committee on 15.3.2002. The approval lapsed on 15.3.2005. An application for amendments to the previously approved MLP (Application No. A/ST/576) was approved by the Committee with conditions on 27.6.2003. The approval lapsed on 27.6.2006. Another application for amendments to the previously approved MLP (Application No. A/ST/625) was approved with conditions by the Committee on 29.7.2005. MLP has been deposited on 23.12.2005. The validity of the approval has been extended to 29.7.2013 via application No. A/ST/625-1 approved with conditions by D of Plan under the delegated authority of the Board on 30.4.2008. 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. 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 Committee on 18.12.2009 for a period of 4 years until 18.12.2013. The application for land grant is being processed. The LMP was accepted on 17.3.2011. The building plans of the approved scheme No. A/ST/691 were approved by the BA on 26.5.2011. The application (No. Y/ST/15) submitted under s.12A of the TPO to amend the Notes of the “CDA(1)” zone to incorporate development restrictions of the site was rejected by the Committee on 19.8.2011. MTRC has committed to adopt quality and sustainable built environment (QBE) requirement in the building design. MTRCL may need to submit a revised MLP to cater for the changes. The “CDA(1)” designation should be retained to ensure implementation of the approved MLP and approval conditions.

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MOS 2 (Plan 46)	Near Lok Wo Sha, Ma On Shan, Sha Tin, New Territories (12.74 ha) (multiple ownership)	9	<ul style="list-style-type: none"> 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 Board upon review on 20.5.2005. Since then, 15 applications for amendments to the previously approved scheme were approved with conditions by the D of Plan under the delegated authority of Board or by the Committee. The land grant was executed on 4.2.2010. General building plans for Phase 1 (A/MOS/61-7) were approved by the BA on 16.2.2012. General building plans for the Phases 2 to 3 (A/MOS/82) were approved on 7.2.2012. General building plans for Phases 4 to 5 were approved by the BA on 7.2.2012. Construction is being developed by phases. Phase 1 development was completed and Phase 2 and 3 are under construction. An application for amendment to the approved MLP (A/MOS/87-2) with request to the separate alienation site (STTL 574) within the "CDA(1)" zone was approved with conditions by D of Plan on 23.10.2013. General building plans for which was submitted on 12.12.2013. As the applicants are taking steps to implement the proposal, the "CDA(1)" designation should be retained to ensure implementation of the approved MLP and approval conditions.
SK 3 (Plan 47)	Nam Pin Wai Road, Sai Kung, New Territories (1.31 ha) (multiple ownership)	20	<ul style="list-style-type: none"> The "CDA" site was designated on 20.5.1994. The boundary and development parameters of the "CDA" site were reviewed by the Board on 23.10.1998 during consideration of objections, which were subsequently upheld by the Board. Amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 23.4.1999. Planning application (No. A/SK-HC/123) covering the southern portion of the subject "CDA" zone was rejected by the Board on review on 22.9.2006. An appeal for the planning application (No. S/SK-HC/124) covering the northern portion of the "CDA" site was allowed by the TPAB on 16.7.2013. None of the approval condition has been complied with. The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
SK 4 (Plan 48)	Various lots in DD 227 and 229 and adjoining Government Land, Tai Po Tsai, Clear Water Bay, Sai Kung, New Territories (6.68 ha) (single ownership)	11	<ul style="list-style-type: none"> A proposed comprehensive development for 683 units of flat and 2,000m² of commercial GFA under Application No. A/DPA/SK-CWBN/12 was approved with conditions by the Committee on 29.10.2004. On 16.6.2005, the Sai Kung District Lands Conference approved the proposed land exchange for the subject development. Land grant has already been executed on 13.10.2011. Building plans were lastly approved by the BA on 24.5.2013. Approval planning conditions (a) to (i) have partially been complied with. The site is under construction. The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.

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SK 5 (Plan 49)	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) (multiple ownership)		<ul style="list-style-type: none"> • 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 126,942m² (99,222m² for residential, 23,720m² for commercial and 4,000m² for residential institution) was approved with conditions by the Committee on 20.10.2006. • 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. • 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. • 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. • Land exchange of the CDA site is being processed. • The “CDA” designation should be retained as to ensure implementation of the approved MLP and the approval conditions.
SK 6 (Plan 50)	Sai Kung Town North CDA(2) (1.6 ha) (single ownership)	9	<ul style="list-style-type: none"> • The PB for the site was approved by the Committee on 18.4.2008. • The site was sold on 9.1.2013. • Application No. A/SK-SKI/8 for a proposed comprehensive residential development was approved by the Committee on 7.2.2014. • In view of the above, the ‘CDA’ designation of the site should be retained.
TKO-A1 (Plan 51)	Tseung Kwan O Area 86, New Territories (34.80 ha) (single ownership)	15	<ul style="list-style-type: none"> • The site was first designated “CDA” on 29.5.1998. The northern-eastern boundary of the site was extended on the OZP No. S/TKO/16 exhibited on 13.6.2008. • This site is considered suitable for comprehensive development in phases to ensure that appropriate control on urban design and other aspects could be maintained. • The first MLP of MTRCL’s comprehensive commercial and residential development within the “CDA” zone was approved with conditions by the Committee on 16.4.1999 under Application No. A/TKO/22. The MLP was subsequently amended several times with the latest MLP approved with conditions by D of Plan under the delegated authority of the Board on 19.8.2013 under Application No. A/TKO/86-4. • The private treaty grant for the site was signed in May 2002. • Packages 1 and 2 have been completed whilst construction works for Package 3 is near completion. Population intake for the first Package commenced in mid-2009. The whole site would be completed in 3 stages: end of 2018 (Stage 1), end 2019 (Stage 2), and end of 2020 (Stage 3). • The “CDA” designation should be retained to ensure implementation of the site in accordance with the approved MLP and approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
NTI 1 (Plan 52)	Ma Wan Town, New Territories (9.01 ha) (multiple ownership)	21	<ul style="list-style-type: none"> • Ma Wan Park (the Park), proposed at the subject “CDA” site together with the adjoining “OU (Recreation and Tourism Related Uses)”, “GB” and “G/IC” zones, has been approved by the Committee with conditions since 1994. A total of 11 applications (Nos. A/MWI/3, A/MWI/9, A/I-MWI/14, A/I-MWI/27, A/I-MWI/29, A/I-MWI/35, A/I-MWI/37, A/I-MWI/37-2, request for variation of approval condition (o) of A/I-MWI/37-2 under Cap. 1, A/I-MWI/43 and A/I-MWI/45) are involved. The latest revised scheme (A/I-MWI/45) to exclude the unacquired lots from the MLP boundary, revise the design and location of the proposed Event Centre and Fire Services Education Centre and Museum and update the MLP to reflect existing situation was approved by the Committee on 17.1.2014. The planning permission is valid until 17.1.2018. • Land grant for part of Phase 1 of the Park (to be known as Lot 684) has been approved but yet to be executed. • Some facilities within Phase 1 of the Park (including Hilltop Garden and Ma Wan Nature Garden) have been opened to the public since May 2007, Noah’s Ark in July 2009 and Solar Tower in July 2012. The remaining site of Phase 1 and Phase 2 of the Park have yet to be implemented. • 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 Committee on 5.10.2001 (No. A/I-MWI/20). The approval was extended twice to 5.10.2010. On 3.5.2010, the applicant submitted an application (No. A/I-MWI/20-2) for minor amendment to the approved scheme. The application was approved with conditions by the Committee on 13.8.2010. However, not all the approval conditions have been complied with. The development is deemed to have commenced as the building plan was approved on 29.9.2010. • The “CDA” designation should be retained to ensure implementation of approved MLPs and approval conditions of these two developments.

List of “CDA” Sites with Approved MLP and Already Agreed for Rezoning**(Total: 6 - NTW 20, NTW 22, NTW 29, NTW 32A, NTW 44 & YL-A1) (Plans 53 to 58)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
NTW 20 (Plan 53)	Tak Yip Street, Yuen Long New Town, New Territories (The Parcville) (3.38 ha) (multiple ownership)	18	<ul style="list-style-type: none"> The residential development was completed. On 14.10.2005, the Committee agreed to rezone the “CDA” site, known as Parcville, to a sub-area of “R(B)”. As the proposed rezoning is technical in nature, the Committee also agreed that the proposed amendment could be gazetted together with other amendments. It is intended to rezone this “CDA” site in the next round of OZP amendment.
NTW 22 (Plan 54)	Various lots in DD 121 & 127, Hung Shui Kiu, Yuen Long, New Territories (0.64 ha) (multiple ownership)	17	<ul style="list-style-type: none"> The main part of the site is the subject of a planning application (No. A/YL-TYST/322) which was approved by the Committee on 1.9.2006. The residential development under the approved scheme (known as “Uptown”) has been completed and all the planning conditions have been discharged. The Occupation Permit and the Certificate of Compliance were issued on 31.5.2011 and 28.9.2011 respectively. The abovementioned planning permission covers the majority of the “CDA” site. There are, however, some residual private lots on the western, southern and eastern edges of the “CDA” site that are not covered by the planning permission. These lots are currently being occupied by various temporary open storage uses. The “CDA” site is proposed for rezoning, subject to designation of appropriate zoning(s) for the residual undeveloped portions of the “CDA” zone. It is intended to rezone this “CDA” site in the next round of OZP amendment.
NTW 29 (Plan 55)	Junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Lam Tei, Tuen Mun, New Territories (5.08 ha) (multiple ownership)	17	<ul style="list-style-type: none"> 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 pre-amended TPO on 25.2.2000. The last planning application for comprehensive residential development (No. A/TM-LTYT/110) was approved with conditions by District Planning Officer/TM&YL under delegated authority of the Board on 16.4.2003. The lease was executed on 18.2.2002. The development (known as “The Sherwood”) has been completed and all planning conditions have been complied with. The planning application covers the majority of the “CDA” zone. There are however some residual private lots on the southern, eastern and northern edge of the “CDA” zone not covered by the planning permission. These lots are currently occupied by residential dwellings, godown, rural workshop and garages. The “CDA” zone is proposed for rezoning, subject to designation of appropriate land use and development intensity to the remaining portions of the zone. On 18.3.2011, the Committee agreed to rezone the site to

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
			reflect its existing use. It is intended to rezone the "CDA" site in the next round of OZP amendment.
NTW 32A (Plan 56)	Northeast of Lingnan University Main Campus at Fu Tei, Tuen Mun, New Territories (1.67 ha) (multiple ownership)	16	<ul style="list-style-type: none"> 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, was completed in 2004. Therefore, it would be appropriate to rezone the completed portion of the "CDA" site to reflect the existing development. Phase II of the CDA development with an area of 2,551m² covers one single private lot with Government land involved has not been developed. Further review would be conducted so as to maintain control on the future development for this portion of the "CDA" site such that the development parameters of the approved MLP would be incorporated in the new zoning. The "CDA" zone would be rezoned to "R(B)" in the next round of Tuen Mun OZP amendment.
NTW 44 (Plan 57)	East of Ping Ha Road and north of Castle Peak Road, Ping Shan, Yuen Long, New Territories (1.52 ha) (multiple ownership)	12	<ul style="list-style-type: none"> The site was reverted from "R(E)1" to "CDA" upon the decision of the Board on 21.11.2001 to partially meet an objection. The amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 19.4.2002. The site comprises southern and northern portions. <p><i>The southern part of the "CDA":</i></p> <ul style="list-style-type: none"> 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 of the "CDA" in the coming OZP amendment. <p><i>The northern part of the "CDA":</i></p> <ul style="list-style-type: none"> No development proposals for this part of the "CDA" site had been received. 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. PlanD will review the "CDA" zoning pending the findings/recommendations of the HSK NDA Planning and Engineering Study, which may affect the planning circumstance in the vicinity. Upon the completion of the Study, the site would be rezoned to appropriate zonings.
YL-A1 (Plan 58)	J/O Yuen Lung Street and Yuen Ching Road, Yuen Long New Town, New Territories (Yoho Town Phase I) (multiple ownership)	16	<ul style="list-style-type: none"> As the residential development was completed, the Committee agreed to rezone the site to "R(A)" on 21.3.2003. As the proposed rezoning is technical in nature and having regard to the Committee's decision on 14.10.2005 with respect to NTW 20 above, it would be gazette together with other amendments to be made in the Yuen Long OZP. It is intended to rezone the site in the next round of OZP amendment.

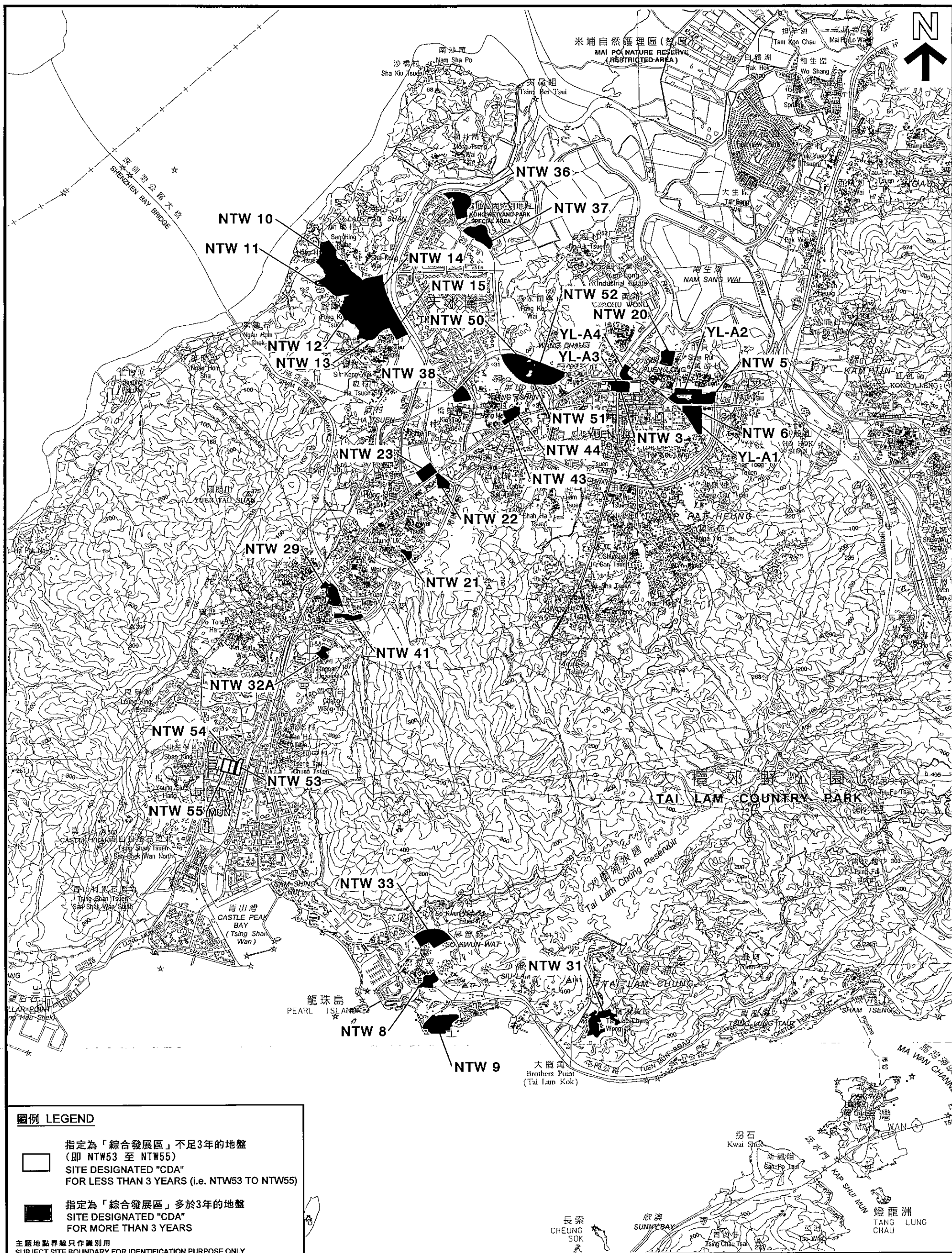
List of “CDA” Sites with Approved MLP and Proposed for Rezoning**(Total: 1 - NTE 22) (Plan 59)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
NTE 22 (Plan 59)	Che Kung Temple Station, Ma On Shan Rail, Sha Tin, New Territories (1.81 ha) (multiple ownership)	13	<ul style="list-style-type: none"> • A planning application for comprehensive residential development with retail shops and kindergarten (No. A/ST/554) was approved with conditions by the Committee on 31.5.2002. The validity of the planning permission was extended to 31.5.2010 (A/ST/544-1). • On 21.1.2007, D of Plan under the delegated authority of the Board approved an application for a Class B amendment to approved scheme (i.e. A/ST/554-2). • On 31.10.2008, the applicant submitted an application (No. A/ST/554-3) for minor amendments to the previously approved scheme (A/ST/554). On 23.1.2009, the application for minor amendments was approved with conditions by the Committee. • On 27.5.2010, the applicant submitted an application (No. A/ST/707) for proposed amendments (with minor relaxation of maximum GFA) to the previously approved scheme (No. A/ST/554-3) to include the covered landscaped area on G/F. The application was approved with conditions by Committee on 16.7.2010. Building plans were first approved on 26.5.2009. • All approval conditions were fulfilled. Occupation Permit was issued by BA on 28.9.2012 and Certificate of Compliance was issued on 19.4.2013. • The “CDA” site could be rezoned to reflect the existing development.

“CDA” Site with Approved MLP and with Potential for Rezoning**(Total: 3 – NTW 33, NTI 2 & NTI 3) (Plans 60 to 62)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
NTW 33 (Plan 60)	Tuen Mun Area 56, Tuen Mun, New Territories (8.48 ha) (single ownership)	16	<ul style="list-style-type: none"> • The latest planning application with MLP (for Phase 1) for comprehensive residential development at the eastern part of the “CDA” site (Application No. A/TM/331) was approved with conditions by the Committee on 14.9.2007. A s.16A application for minor amendment to the approved scheme (Application No. A/TM/331-2) was approved with conditions under delegated authority of the Board on 31.5.2011. • Land exchange for Phase 1 was executed in June 2005. The construction works have been completed for Phase 1 and Occupation Permit was issued in 2011. • Planning applications for Phase II of the development at the western part (Applications No. A/TM/376 and A/TM/432) have been submitted. Application No. A/TM/376 was approved with conditions by the Committee on 30.7.2010. The applicant submitted a fresh planning application for comprehensive residential development (Application No. A/TM/432) in March 2012. The application was approved with conditions by the Committee on 1.3.2013. • As Phase I and II of the “CDA” site can be developed independently and Phase I has already been completed, the Phase I portion of the “CDA” site can be rezoned to reflect the completed development in the second round of Tuen Mun OZP amendment scheduled for mid 2015.
NTI 2 (Plan 61)	Park Island, Tung Wan & Tung Wan Tsai, Ma Wan, New Territories (21.19 ha) (multiple ownership)	20	<ul style="list-style-type: none"> • The development of the Park Island has been approved since 1994. A total of 12 applications (Nos. A/MWI/1, A/MWI/4, A/MWI/7, A/MWI/11, A/MWI/12, A/I-MWI/13, A/I-MWI/22, A/I-MWI/26, A/I-MWI/28, A/I-MWI/31, A/I-MWI/34 and A/I-MWI/38) are involved. The latest approved application No. A/I-MWI/38 was approved with conditions by the D of Plan under delegated authority of the TPB on 21.7.2006 and the MLP was deposited in the Land Registry in July 2007. • Lease modification was approved on 26.2.1999. • The building works of the Park Island (No. A/I-MWI/38) have been completed. Occupation Permit for the last phase (Phase 6) of Park Island was issued on 30.6.2009. • Most of the approval conditions have been complied with. For approval condition (b) on the submission and implementation of a revised landscape master plan, the applicant is currently

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
			<p>preparing submission to fully discharge the implementation aspect of this condition. 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. The applicant has been requested in June 2012 to submit the contingency plan in order to discharge the approval condition.</p> <ul style="list-style-type: none"> • Upon discharge of all approval conditions, the site has the potential for rezoning to reflect the as-built residential, GIC and commercial uses.
NTI 3 (Plan 62)	<p>Tung Chung Town Centre (TCTL 1, 2,3,4 and 5), New Territories</p> <p>(22 ha)</p> <p>(Commercial portion is under single ownership but the residential portion has been sold to multiple owners)</p>	19	<ul style="list-style-type: none"> • All approval conditions of the approved scheme (Application No. A/I-TCTC/28) have been complied with. • The developments at TCTLs 1 to 5 have been completed. • Certificate of Compliance has been issued. • Two planning applications No. A/I-TCTC/33 and A/I-TCTC/36 for the change of use of part of the commercial area at the podium ground level of TCTL 3 from “Primary School” and “Retail” uses to “Church” and “Retail” uses and from “Church” and “Retail” uses to “Shop and Services” and “Retail” were approved with conditions on 27.7.2007 and 6.11.2009 respectively. Revised MLPs have been deposited in the Land Registry. • Rezoning of the “CDA” to reflect the approved uses on the site will be conducted when other potential amendments to the OZP are confirmed upon completion of the Tung Chung New Town Extension Study.



圖例 LEGEND

- 指定為「綜合發展區」不足3年的地盤
(即 NTW53 至 NTW55)
SITE DESIGNATED "CDA"
FOR LESS THAN 3 YEARS (i.e. NTW53 TO NTW55)
- 指定為「綜合發展區」多於3年的地盤
SITE DESIGNATED "CDA"
FOR MORE THAN 3 YEARS

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

位置圖 LOCATION PLAN

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

SCALE 1 : 50 000 比例尺

規劃署

PLANNING DEPARTMENT

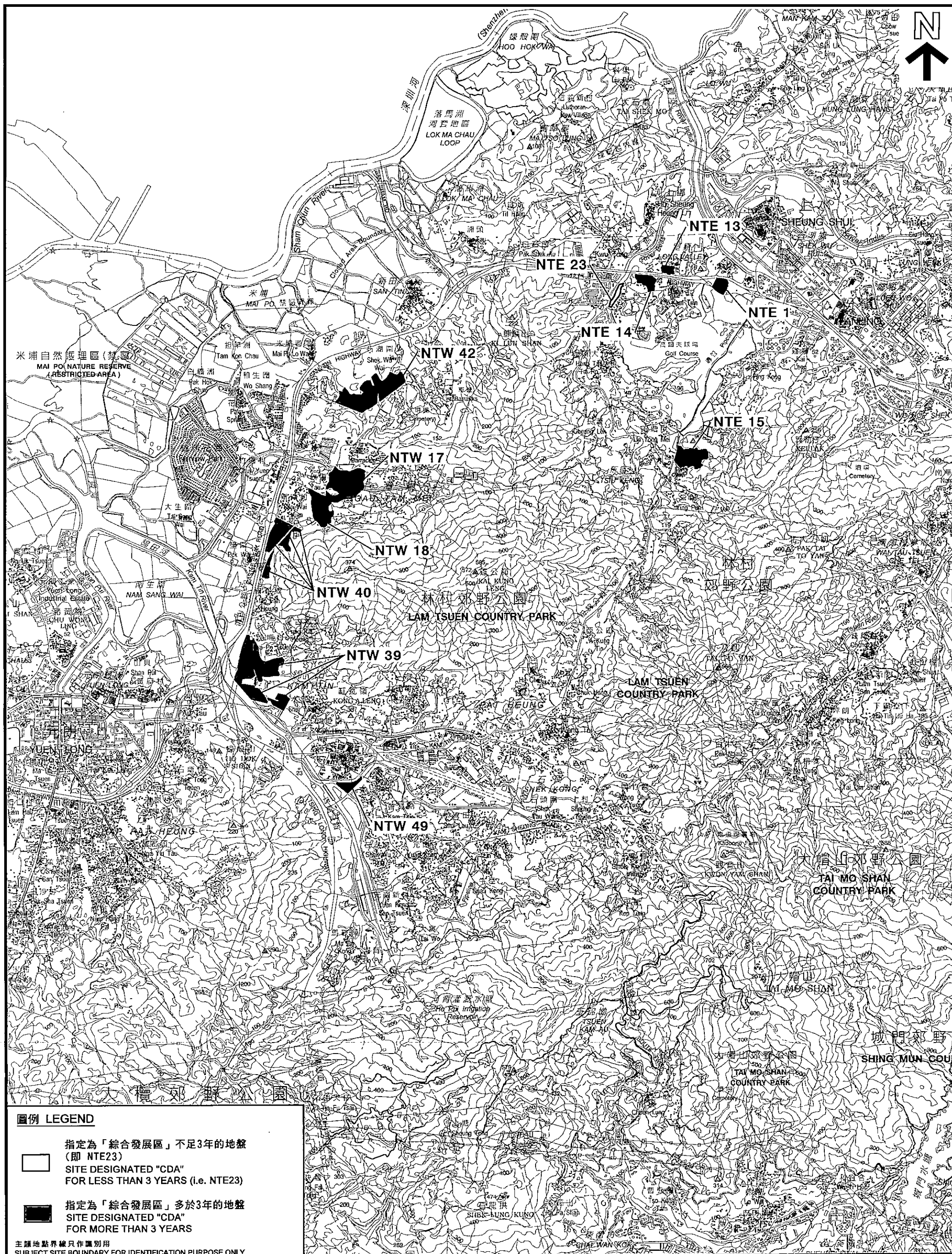


參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN

1

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



圖例 LEGEND

- 指定為「綜合發展區」不足3年的地盤
(即 NTE23)
SITE DESIGNATED "CDA"
FOR LESS THAN 3 YEARS (i.e. NTE23)
- 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

位置圖 LOCATION PLAN

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

SCALE 1 : 50 000 比例尺

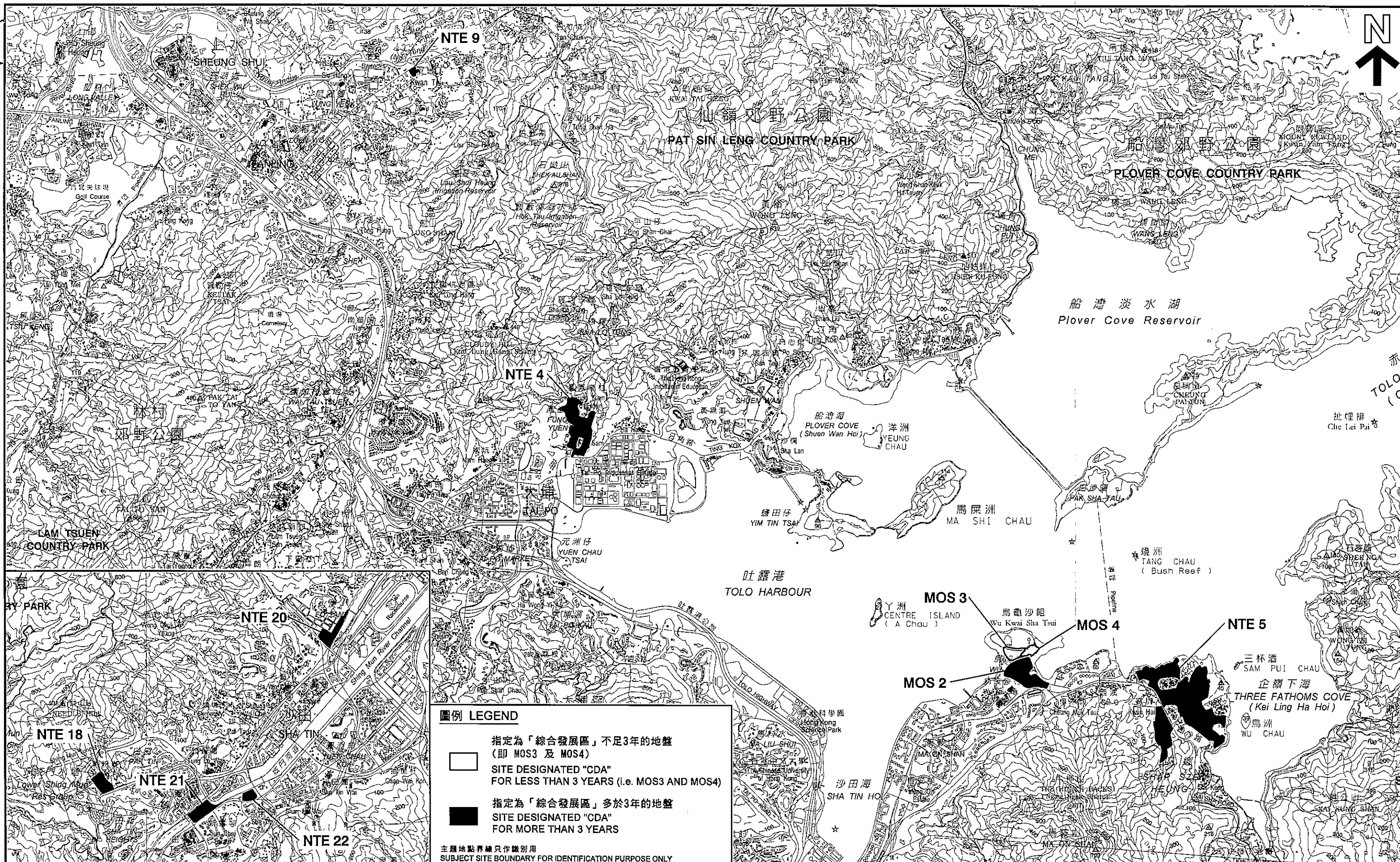
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
2

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



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

本摘要圖於2014年2月28日擬備，
所根據的資料為地圖組別HM50C

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON MAP SERIES HM50C

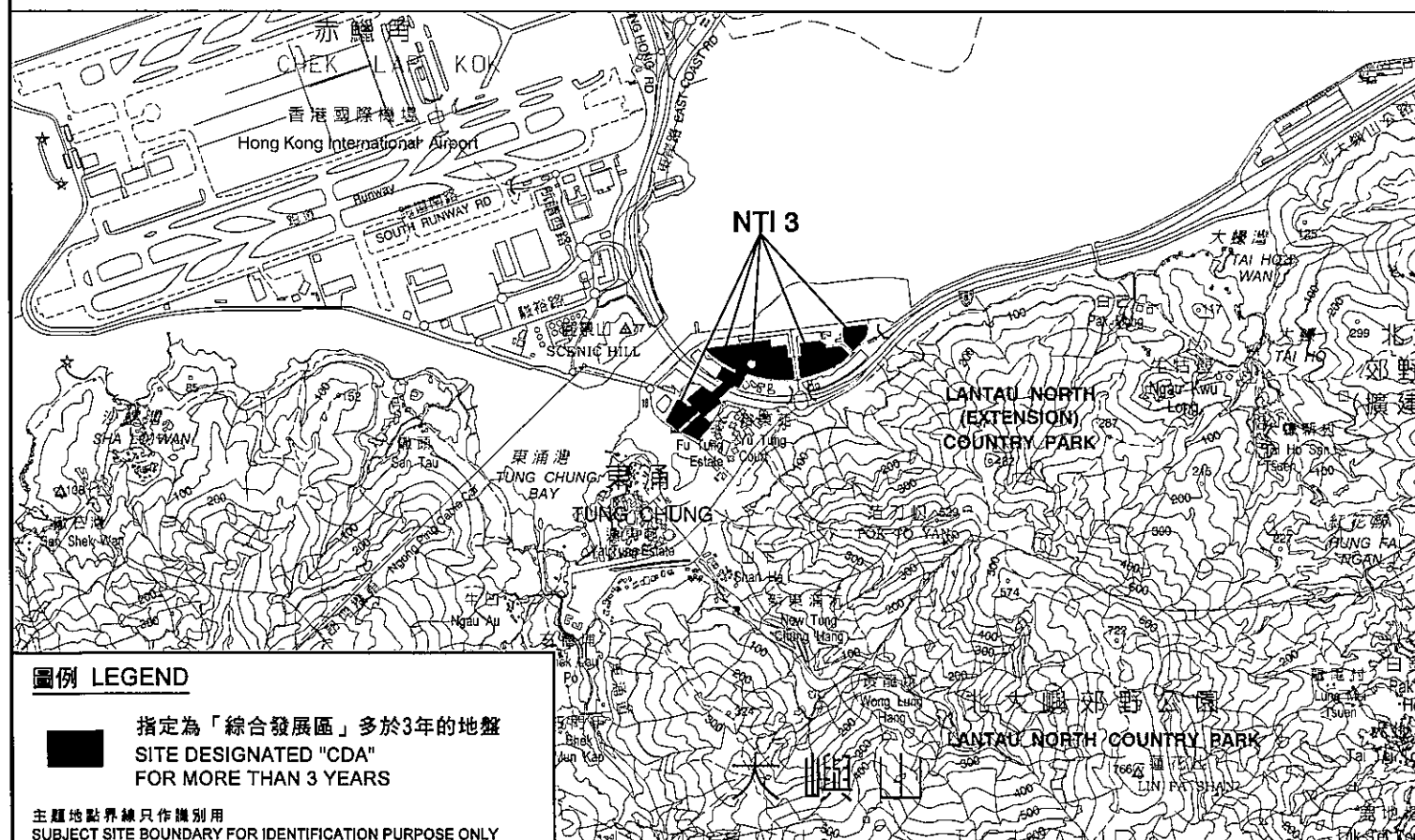
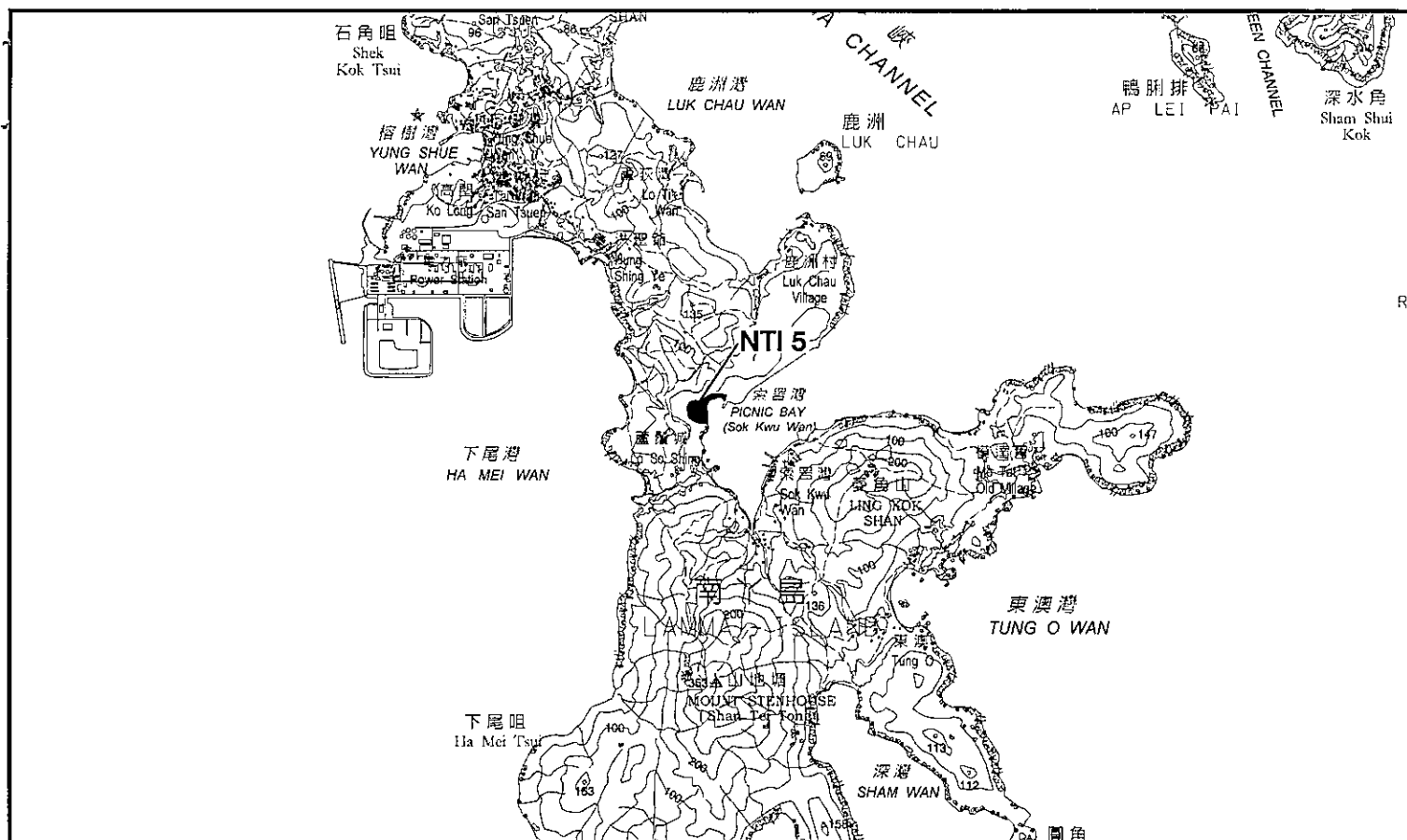
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN

3



圖例 LEGEND

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

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

位置圖 LOCATION PLAN

西貢及離島區綜合發展區地盤

COMPREHENSIVE DEVELOPMENT AREA SITES
IN SAI KUNG & ISLANDS DISTRICT

SCALE 1: 50 000 比例尺



規劃署
PLANNING DEPARTMENT

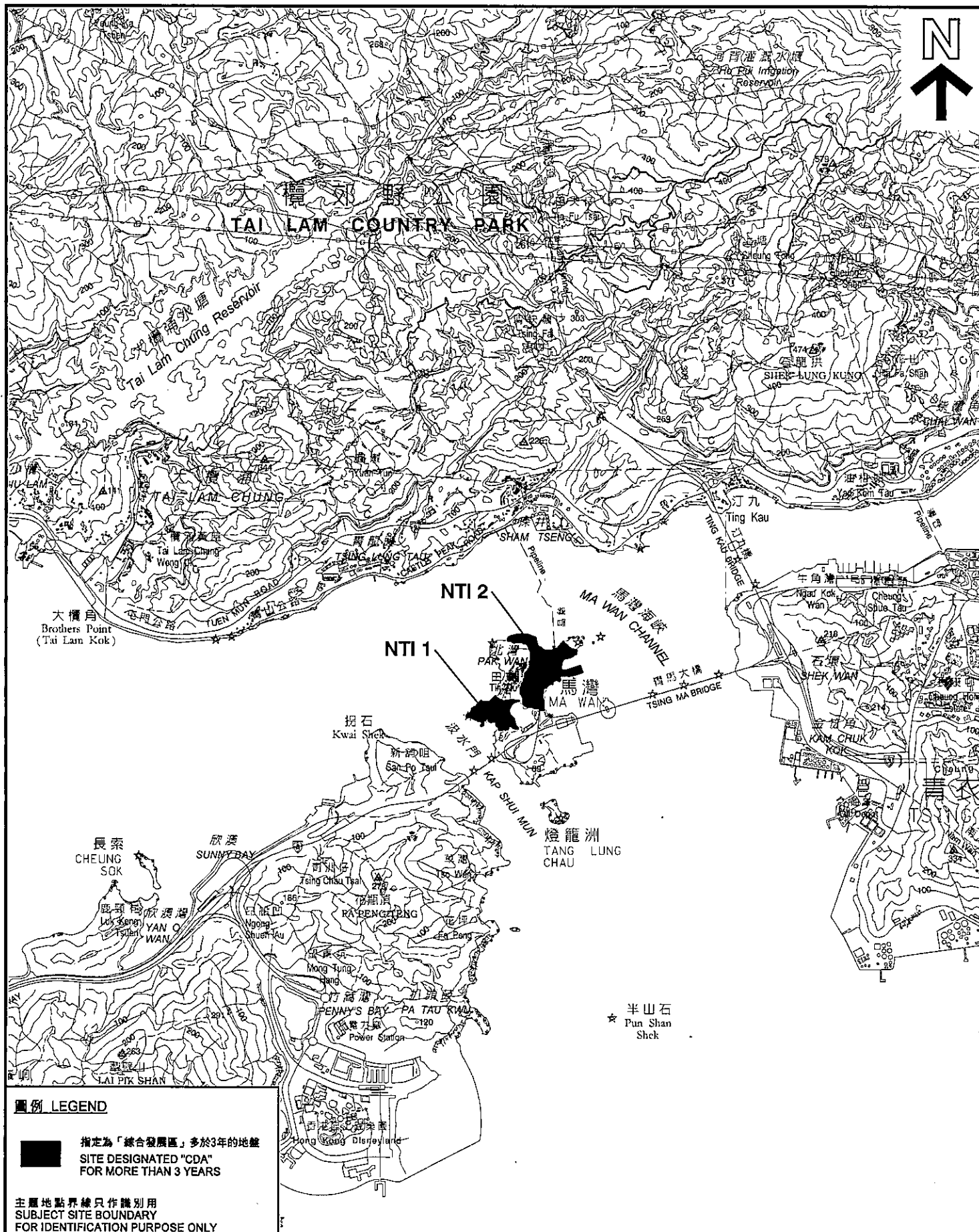


參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN

4

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



位置圖 LOCATION PLAN

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

SCALE 1 : 60 000 比例尺

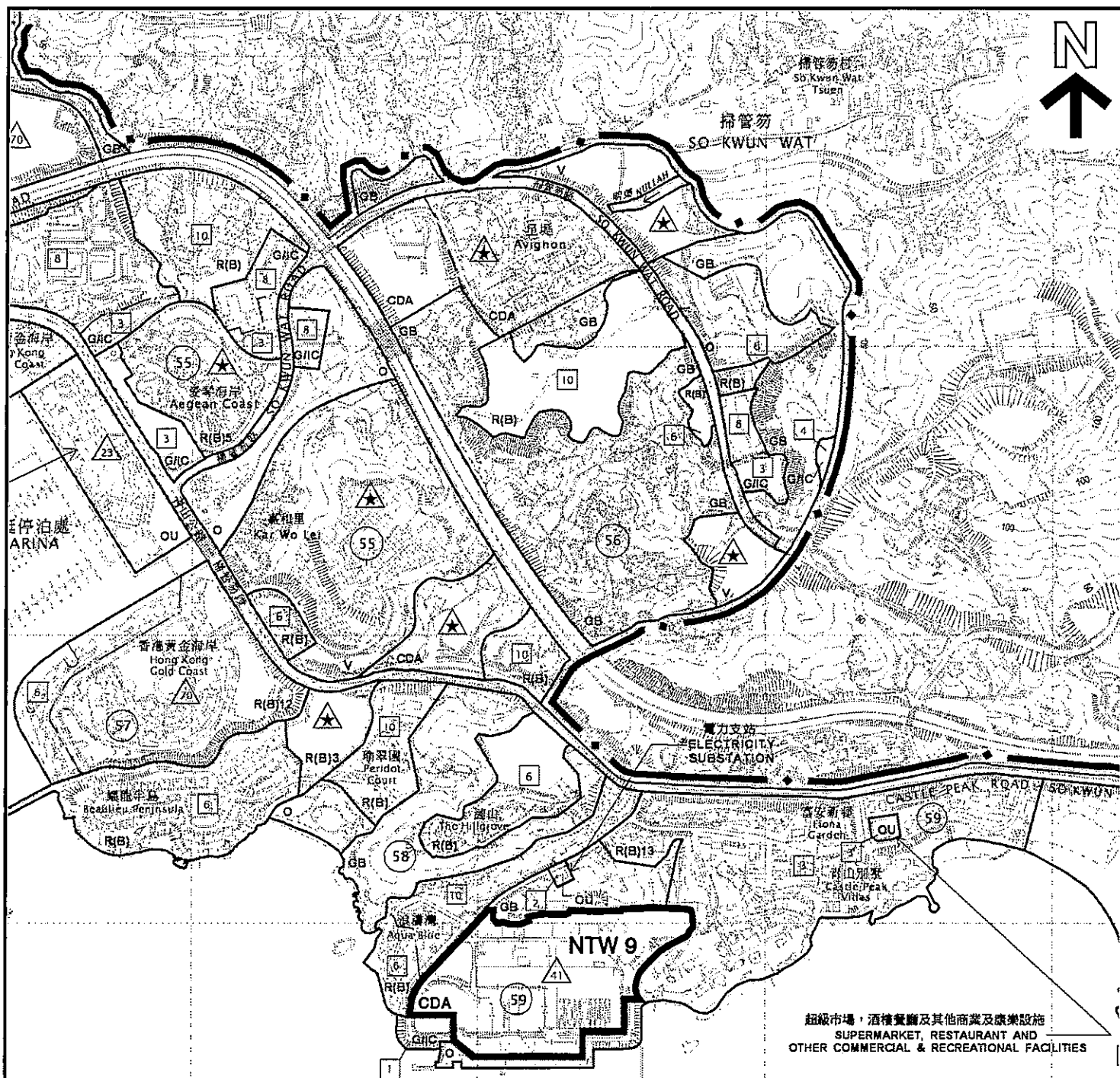
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
5

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



超級市場，酒樓餐館及其他商業及康樂設施
SUPERMARKET, RESTAURANT AND
OTHER COMMERCIAL & RECREATIONAL FACILITIES

圖例 LEGEND

尚未獲備核准總綱發展藍圖
獲備保留為「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 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

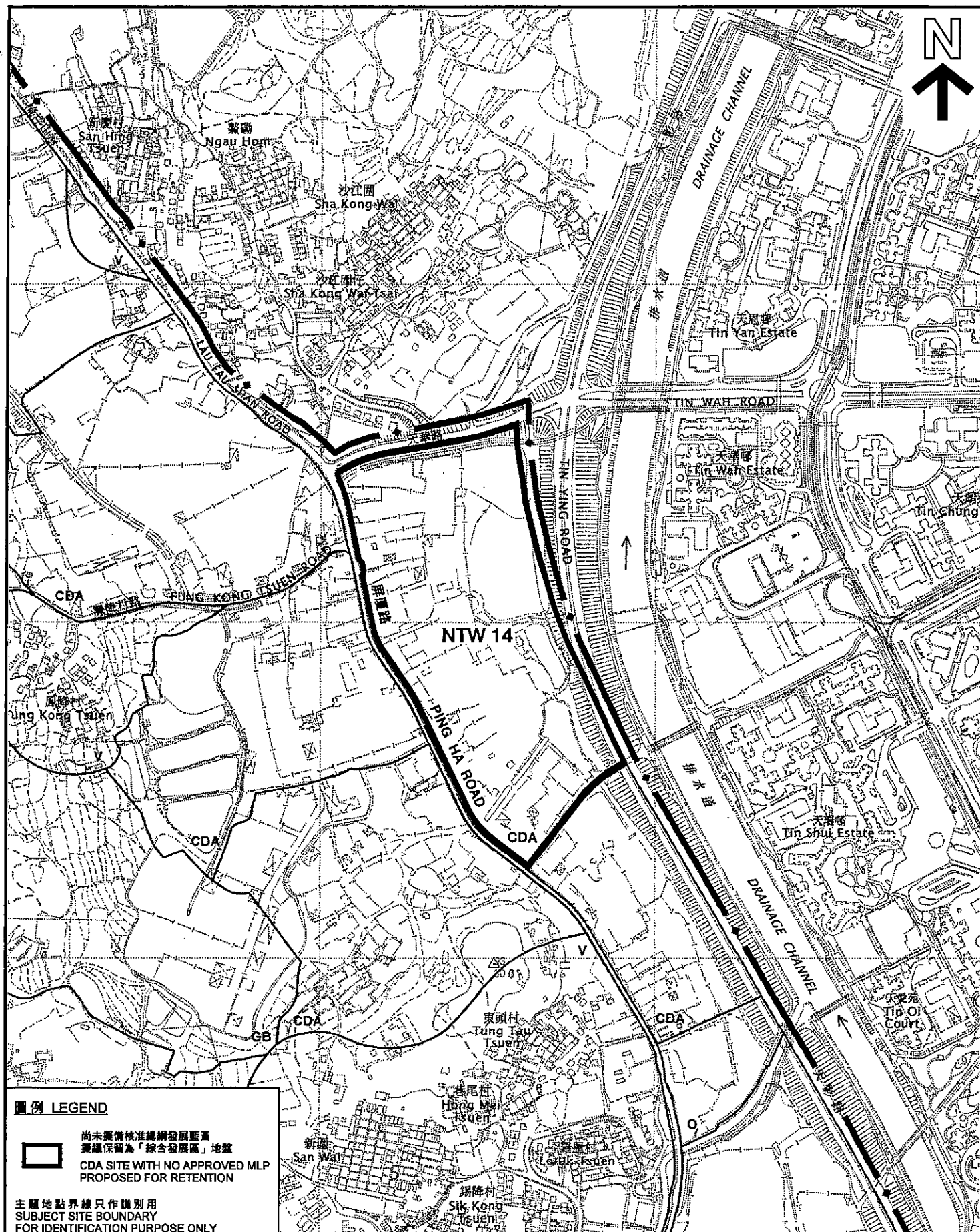
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
6

本摘要圖於2014年2月28日獲備，
所根據的資料為於2013年3月12日
核准的分區計劃大綱圖編號S/TM/31
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TM/31 APPROVED ON 12.3.2013



圖例 LEGEND



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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 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

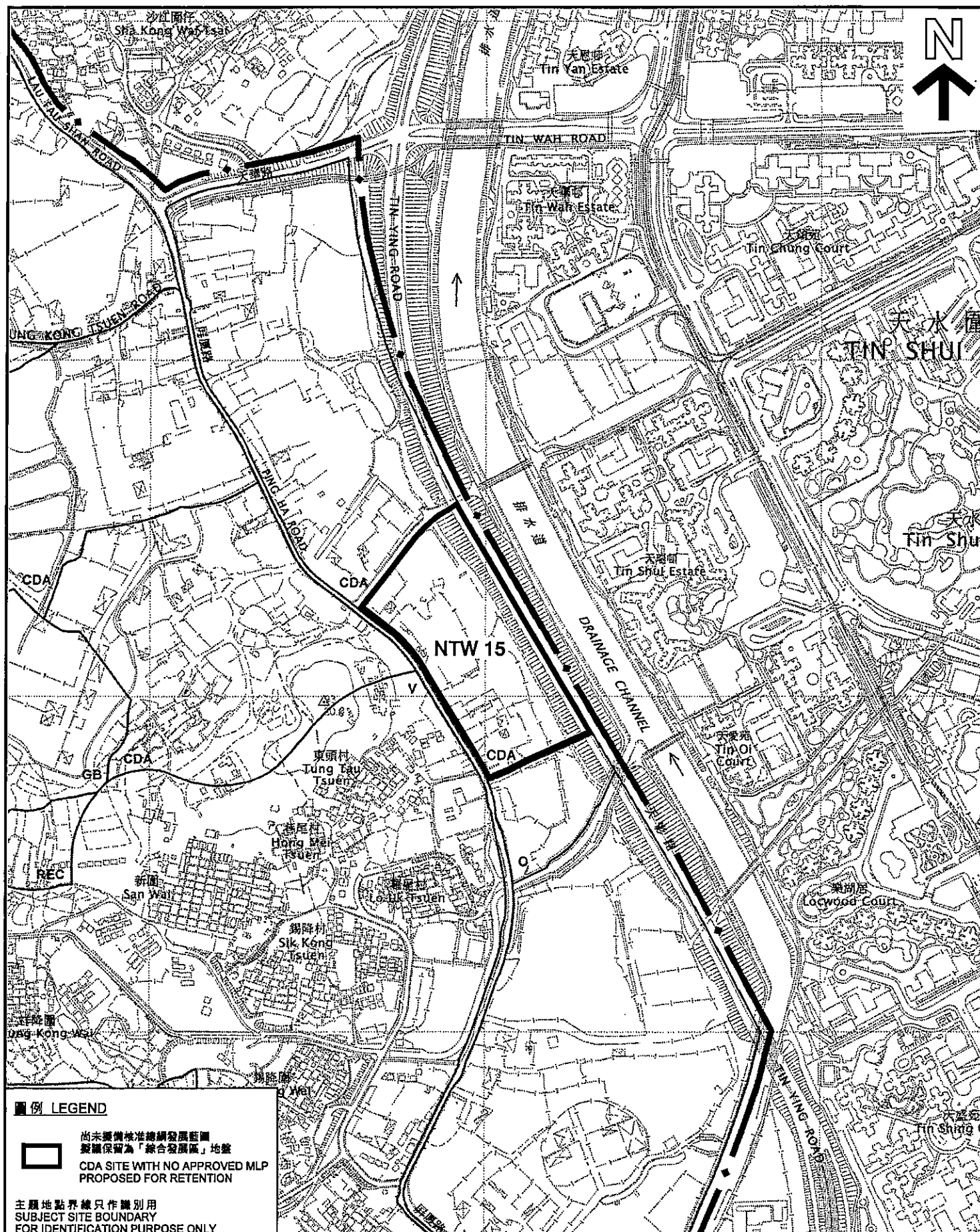
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
7

本摘要圖於2014年2月28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 28.2.2014
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 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

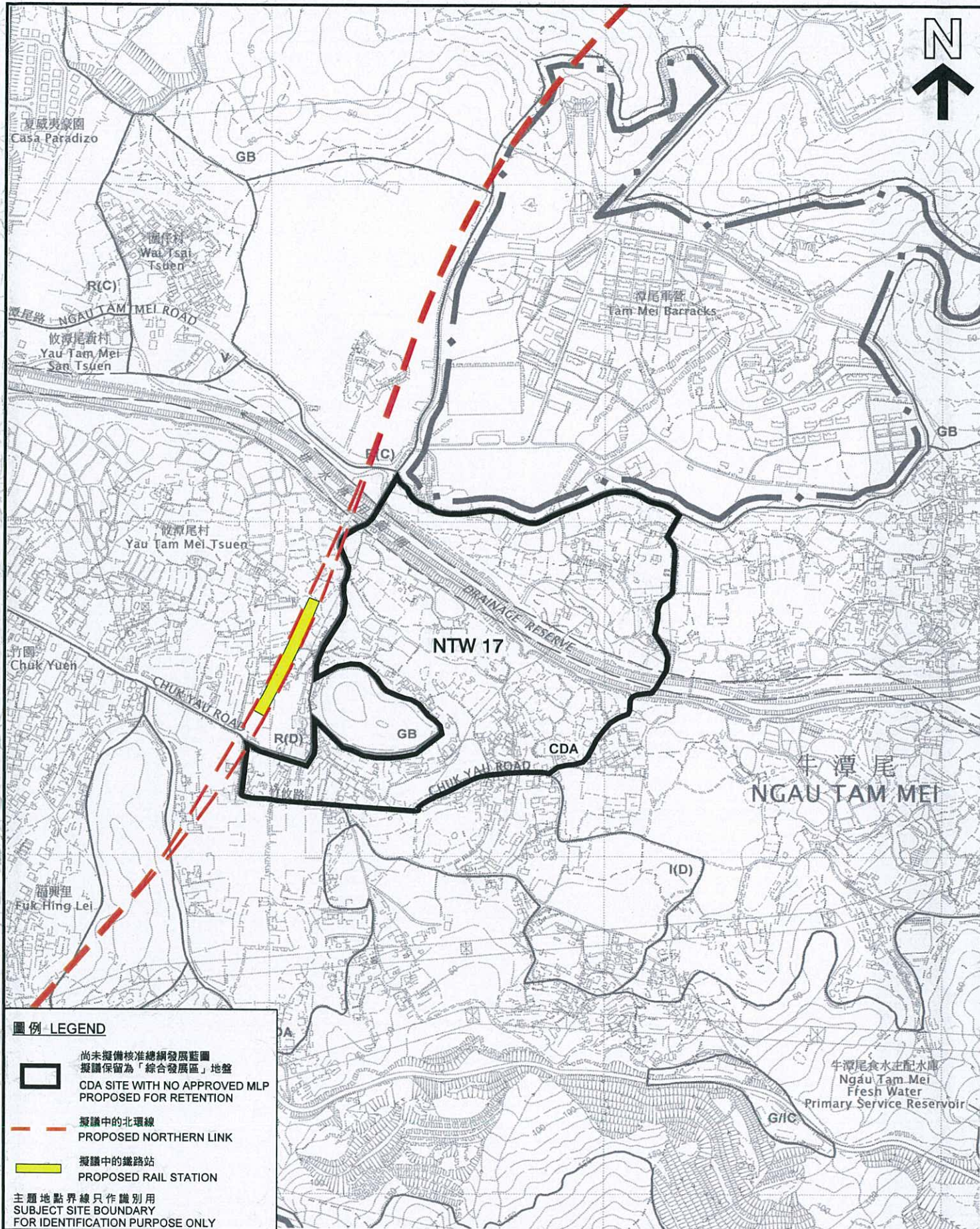
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
8

本摘要圖於2014年2月28日獲備，
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 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL-HT/10 APPROVED ON 13.1.2009



圖例 LEGEND

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 17
新界元朗牛潭尾潭尾軍營以南

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

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT

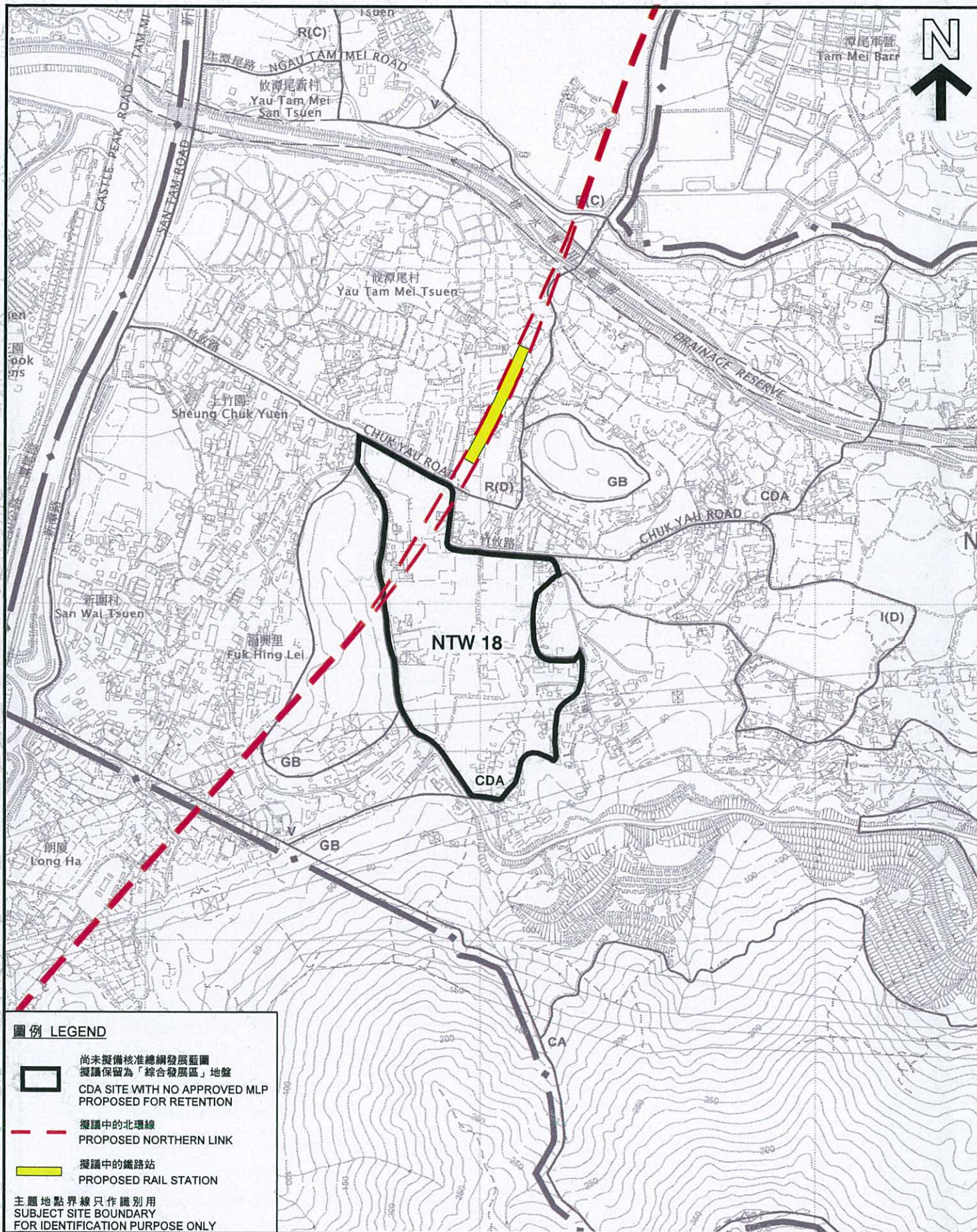


參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
9

本摘要圖於2014年2月28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 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/12 APPROVED ON 5.12.2006



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 18
新界元朗牛潭尾上竹園以東

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

SCALE 1:7 500 比例尺

規劃署
PLANNING
DEPARTMENT

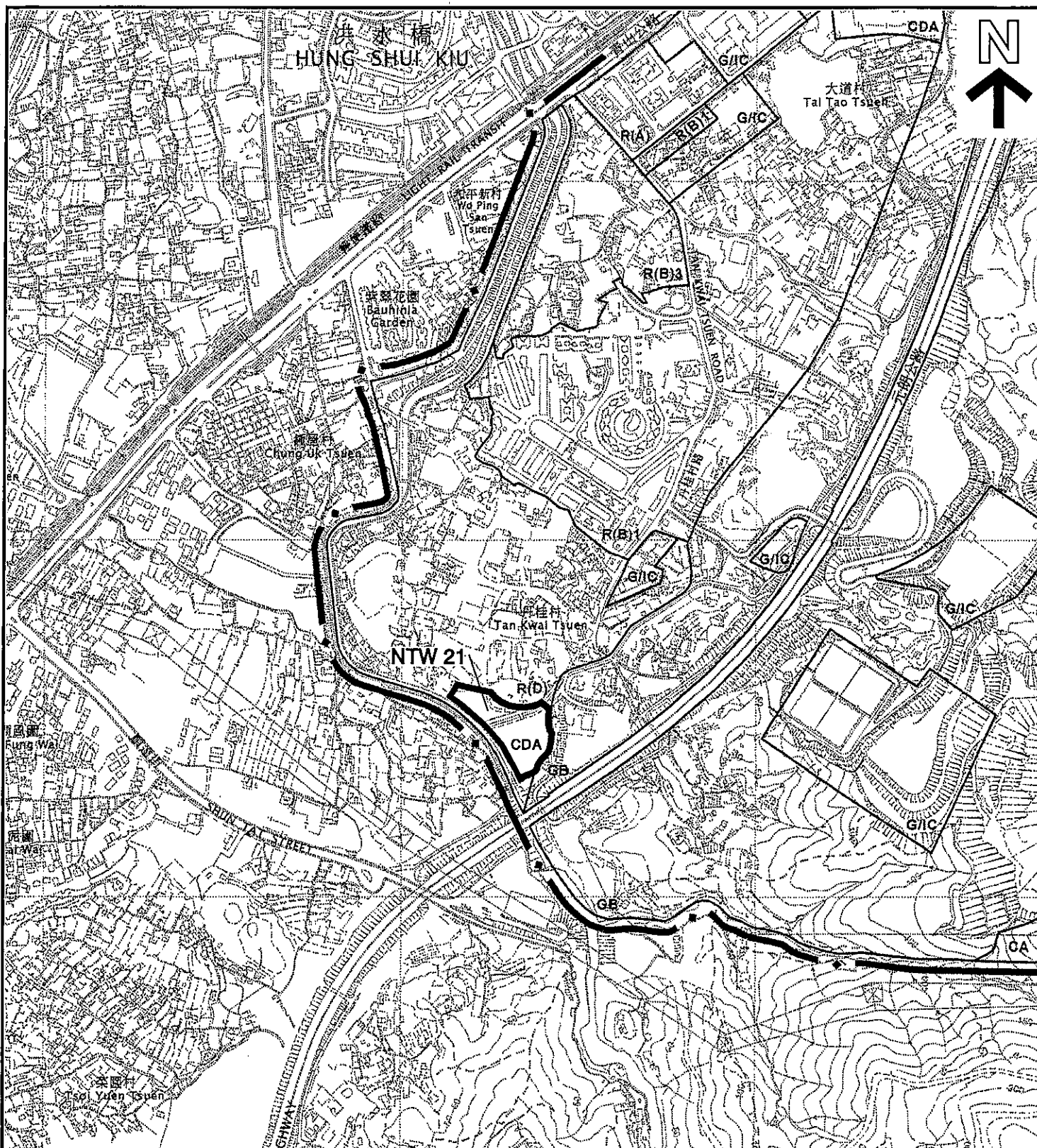


參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
10

本摘要圖於2014年2月28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 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/12 APPROVED ON 5.12.2006



圖例 LEGEND



尚未獲批准發展藍圖
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

本摘要圖於2014年2月28日擬備，
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 28.2.2014
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

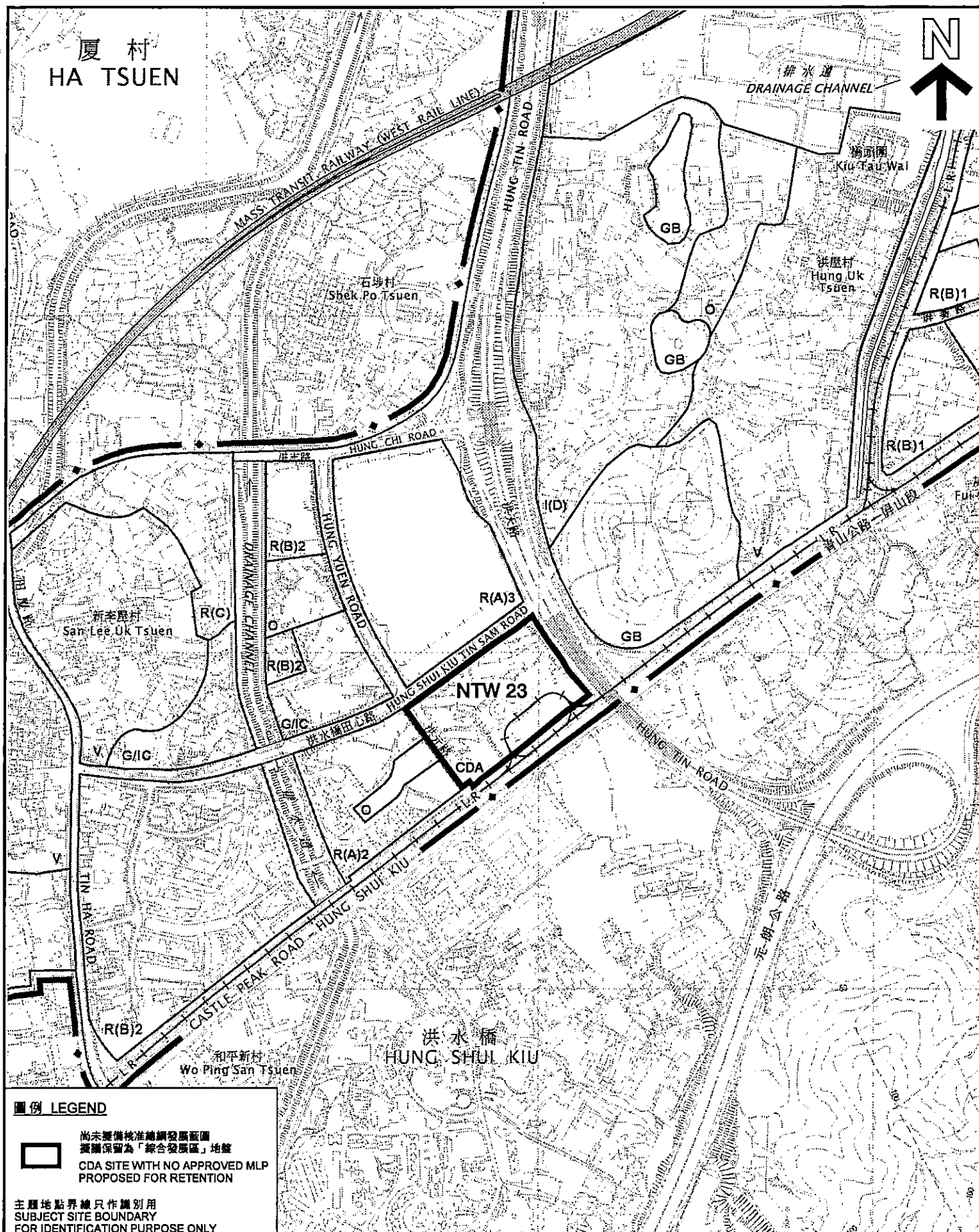
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
11



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

SCALE 1 : 7 500 比例尺

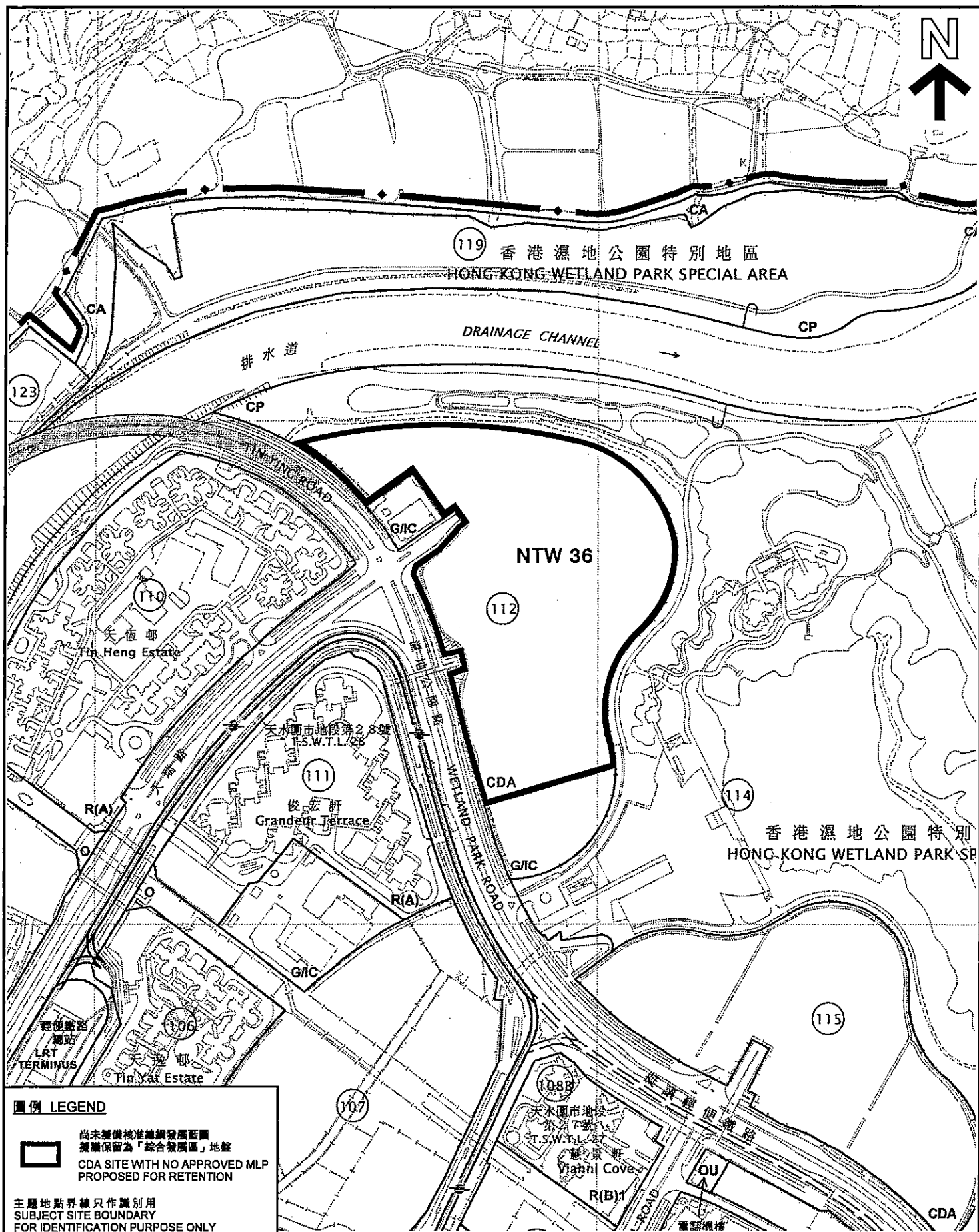
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
12

本摘要圖於2014年2月28日發備，
所根據的資料為於2012年5月8日
核准的分區計劃大綱圖編號S/YL-PS/14
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/14 APPROVED ON 8.5.2012



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 36
新界天水圍第112區

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

SCALE 1:5 000 比例尺

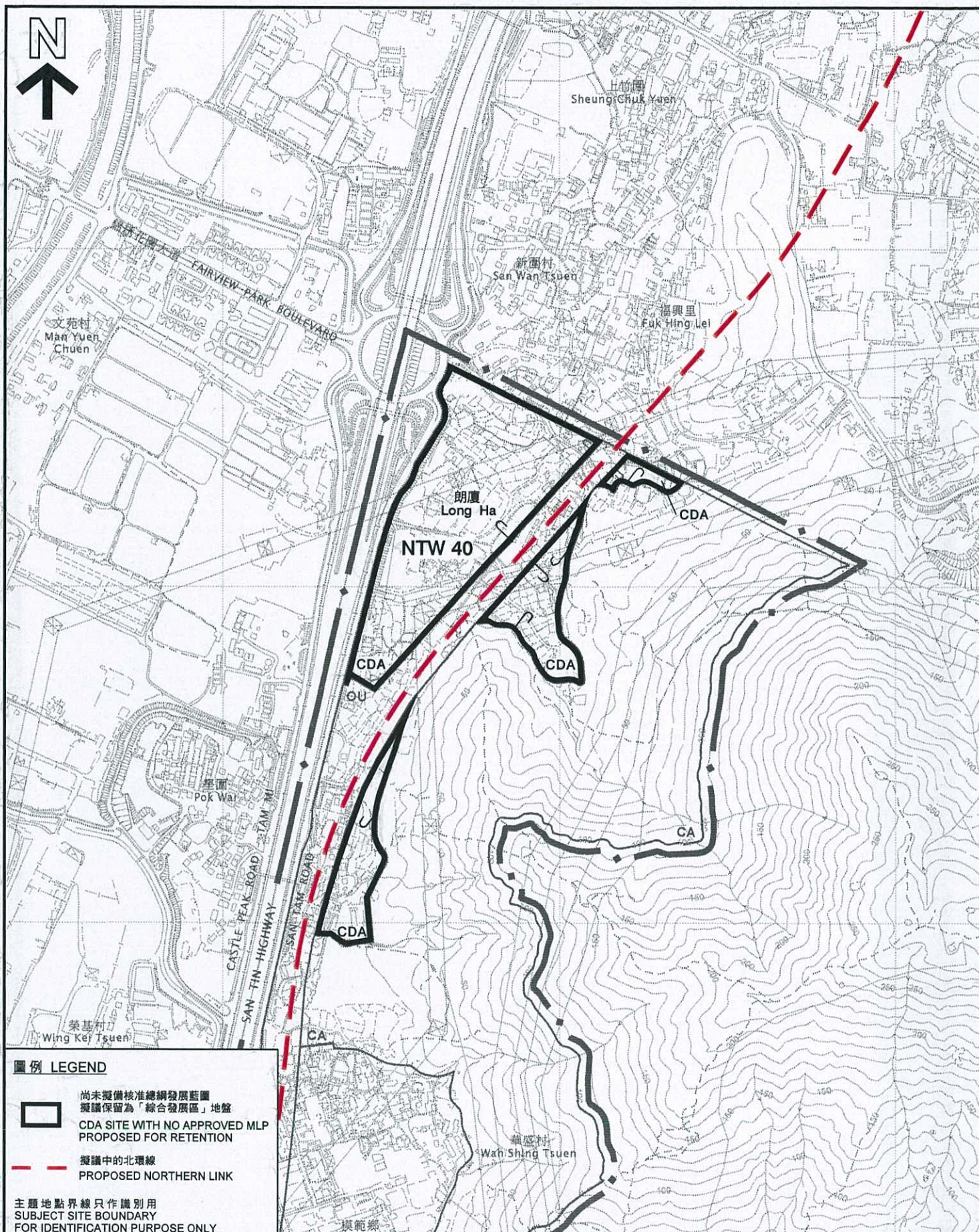
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
13

本摘要圖於2014年2月28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 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TSW/12 APPROVED ON 15.7.2008



圖例 LEGEND

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

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

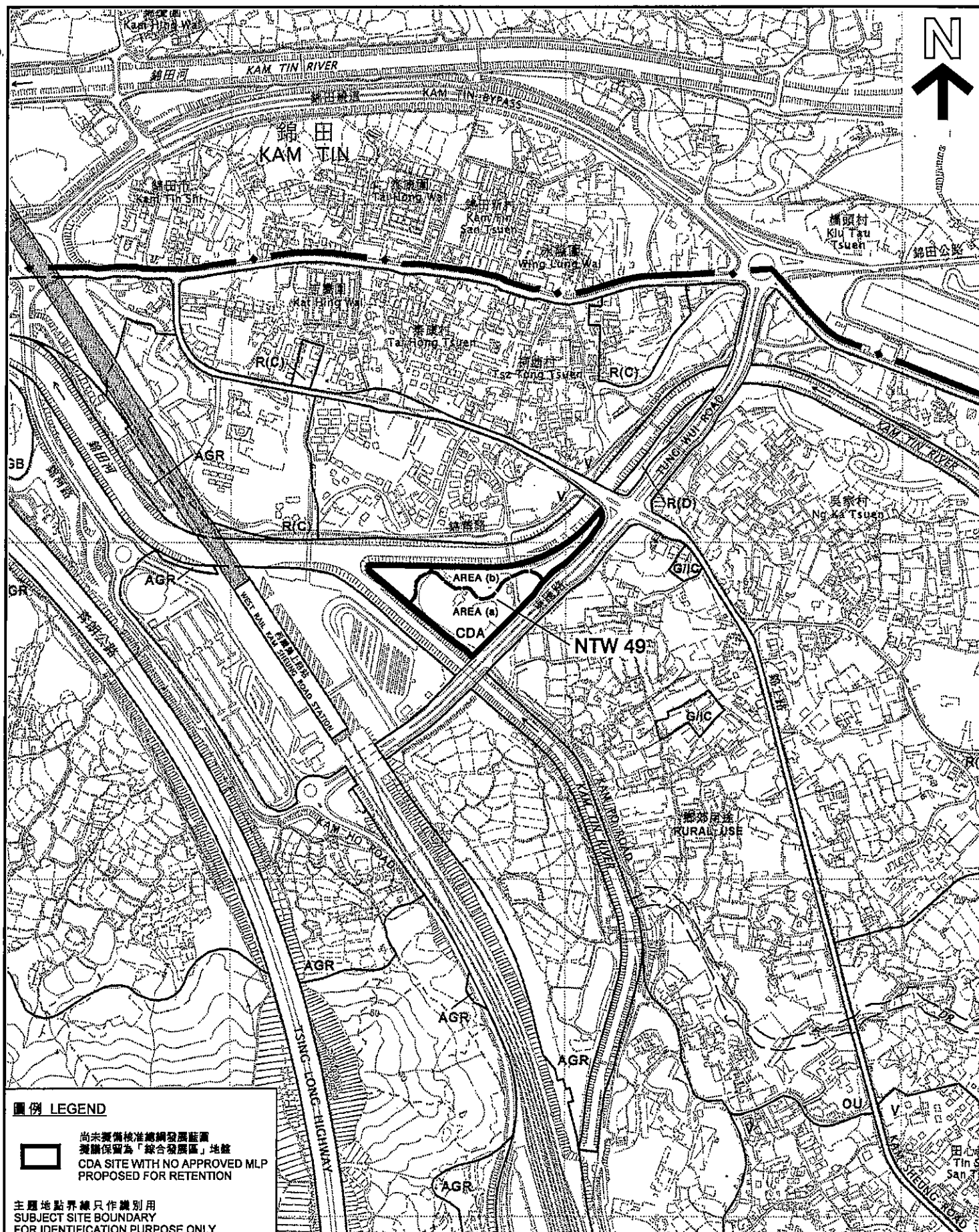


參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
14

本摘要圖於2014年2月28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 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/7 APPROVED ON 31.10.2006



圖例 LEGEND



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

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

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蔭路

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

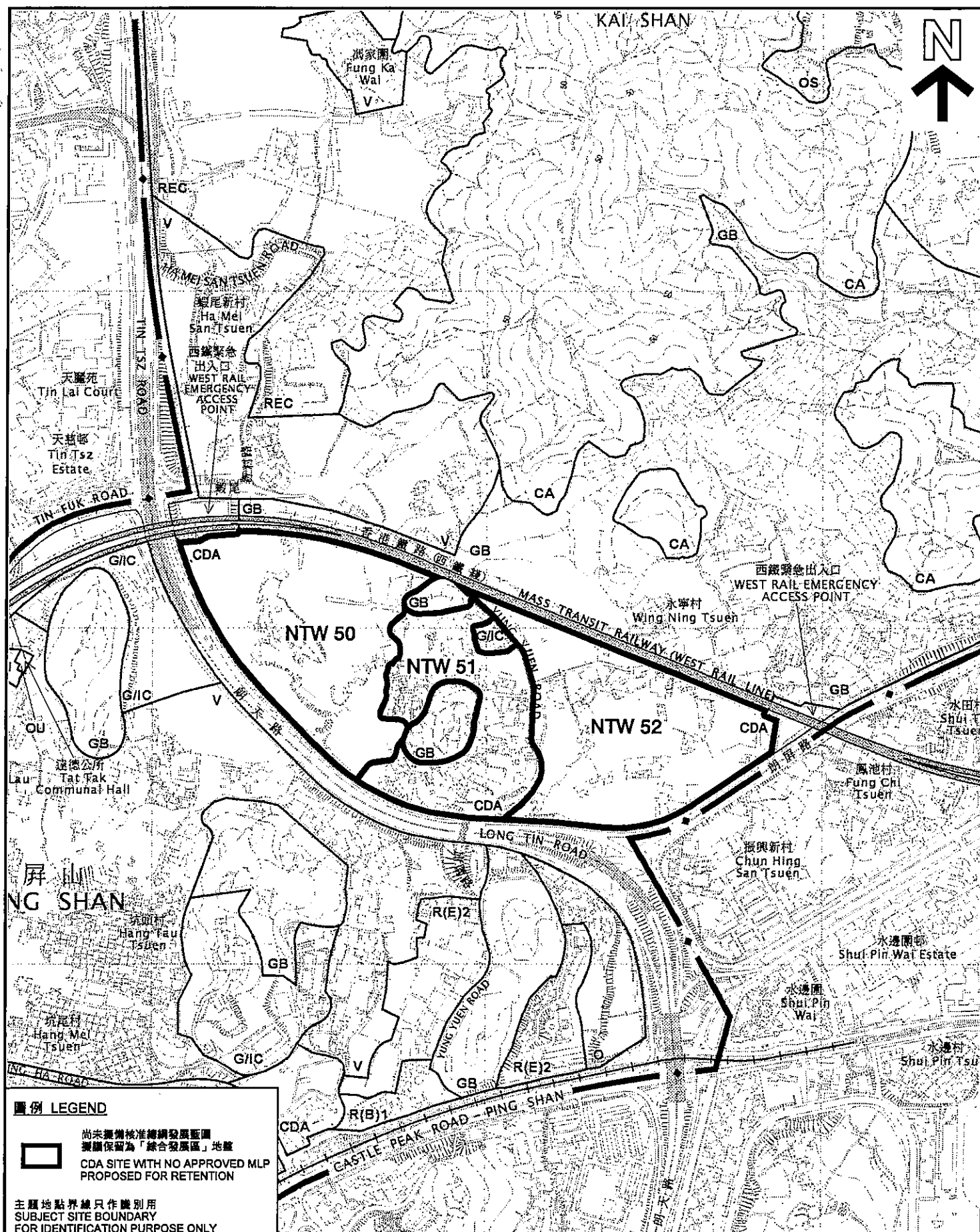
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
16

本摘要圖於2014年2月28日製備，
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 28.2.2014
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 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

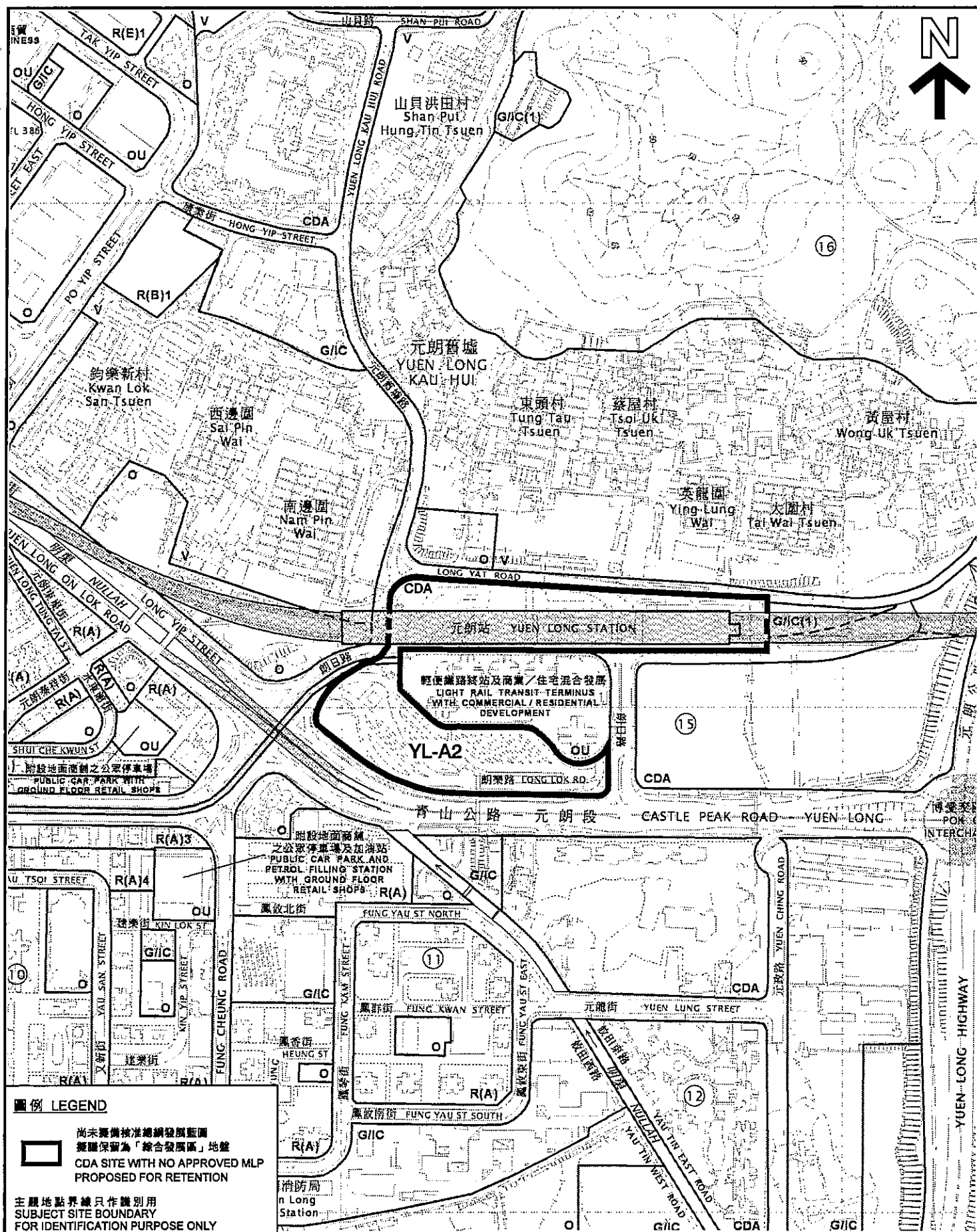
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
17

本摘要圖於2014年2月28日擬備，
 所根據的資料為於2012年5月8日
 核准的分區計劃大綱圖編號S/YL-PS/14
 EXTRACT PLAN PREPARED ON 28.2.2014
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-PS/14 APPROVED ON 8.5.2012



圖例 LEGEND



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

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

本摘要圖於2014年2月28日擬備，
所根據的資料為2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011

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

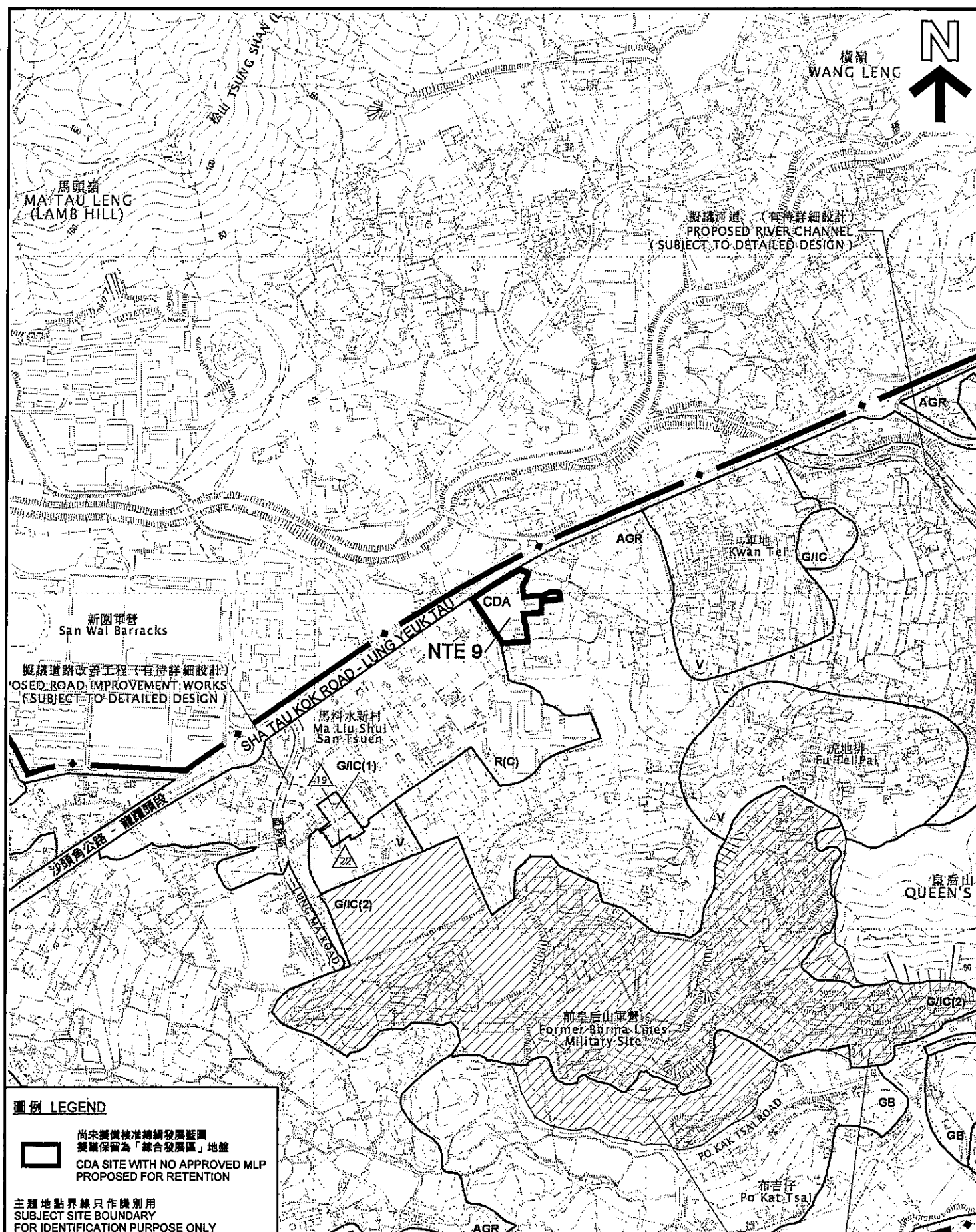
SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
18



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

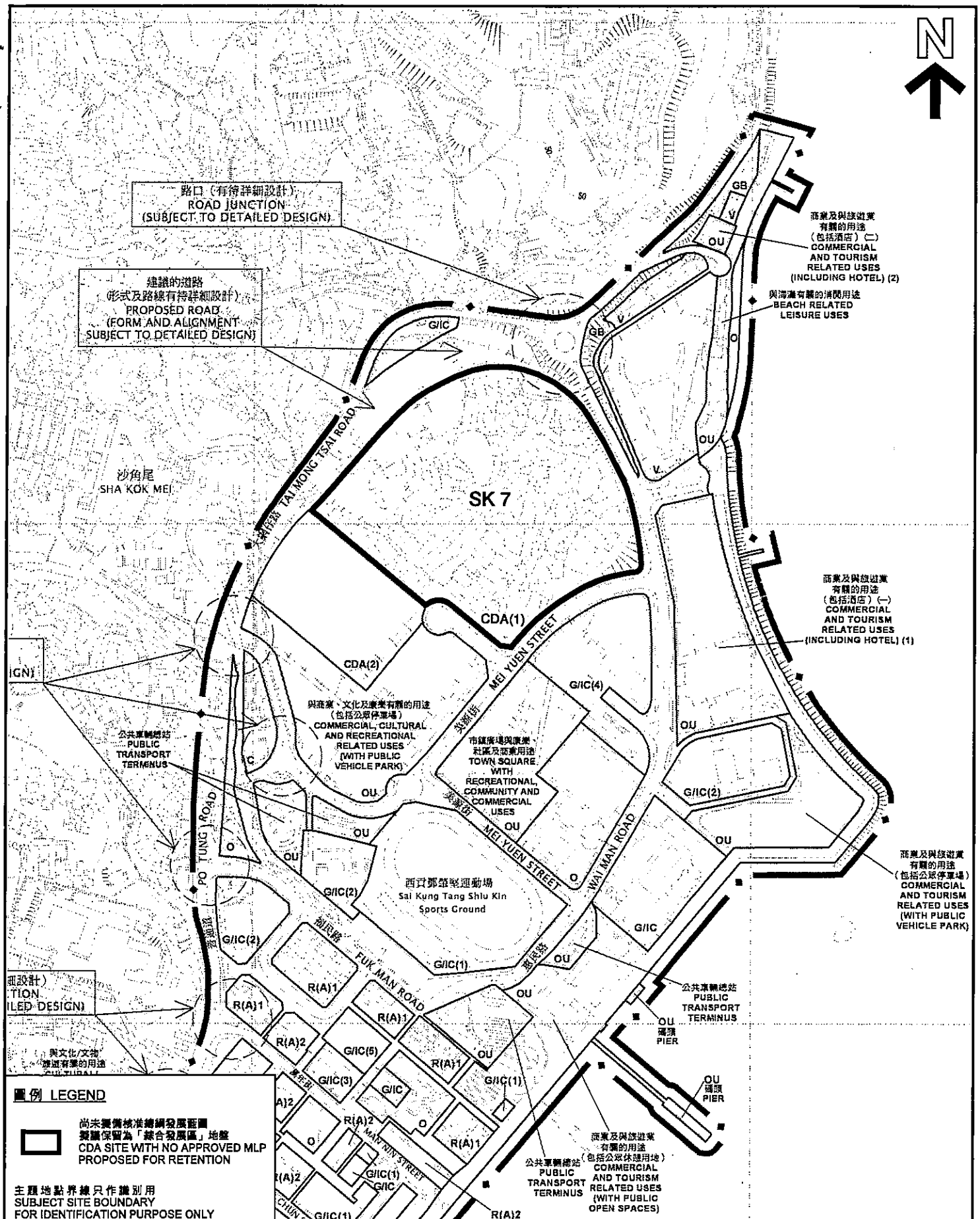


參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
19

本摘要圖於2014年2月28日獲備，
所根據的資料為於2012年3月16日
展示的分區計劃大綱圖編號S/NE-LYT/15

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/NE-LYT/15 EXHIBITED ON 16.3.2012



平面圖 SITE PLAN

綜合發展區地盤參考編號 SK 7
新界西貢
西貢市北面綜合發展區地盤第(1)號
CDA SITE REF. No. SK 7
SAI KUNG TOWN NORTH CDA(1)
SAI KUNG, NEW TERRITORIES

SCALE 1 : 5 000 比例尺

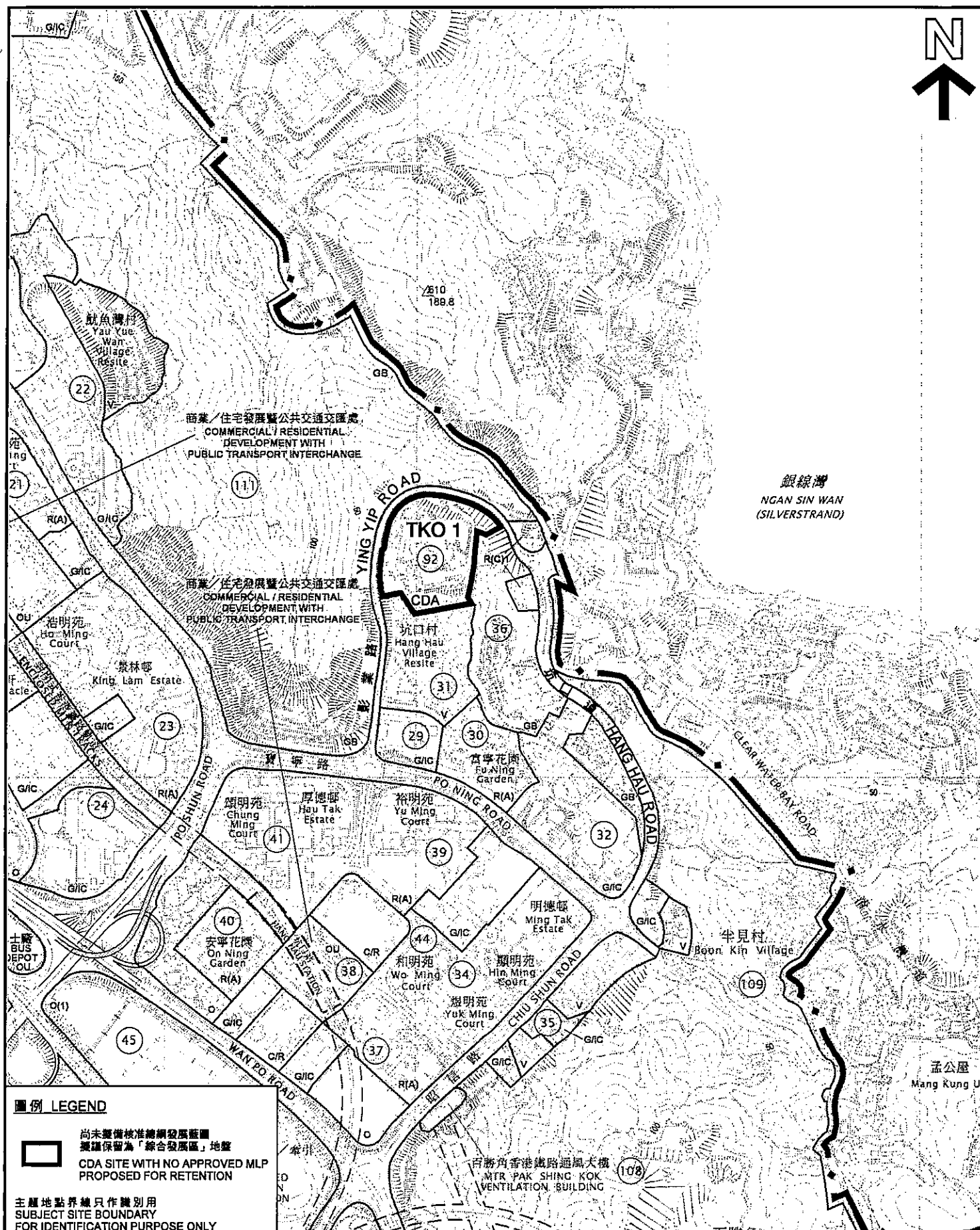
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
20

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年6月4日
核准的分區計劃大綱圖編號S/SK-SKT/6
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/SK-SKT/6 APPROVED ON 4.6.2013



圖例 LEGEND



尚未獲核准發展區圖
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 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

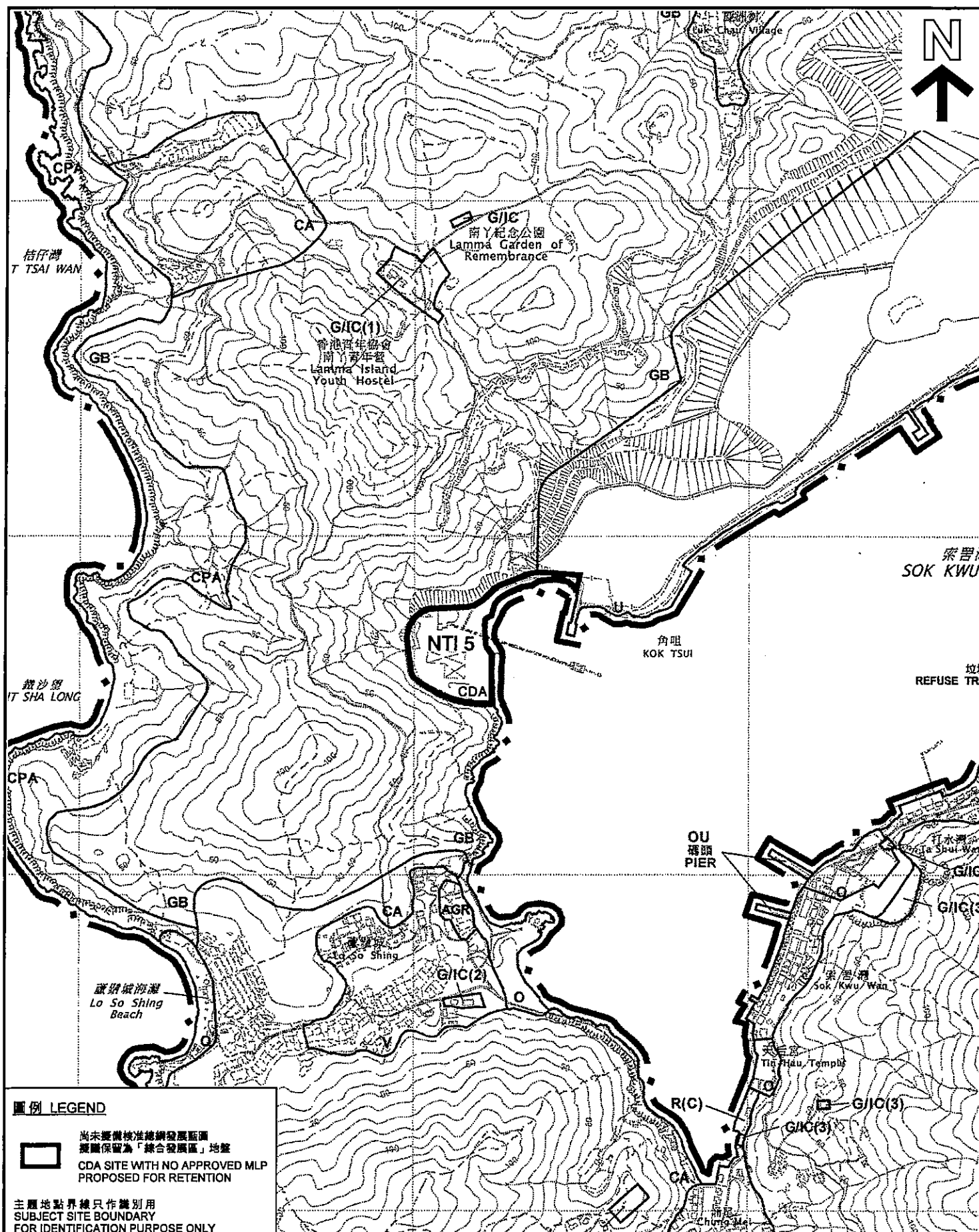
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
21

本摘要圖於2014年2月28日備獲，
所根據的資料為於2012年4月17日
核准的分區計劃大綱圖編號S/TKO/20
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TKO/20 APPROVED ON 17.4.2012



圖例 LEGEND



尚未獲核准發展區
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 NTI 5
新界南丫島索罟灣

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

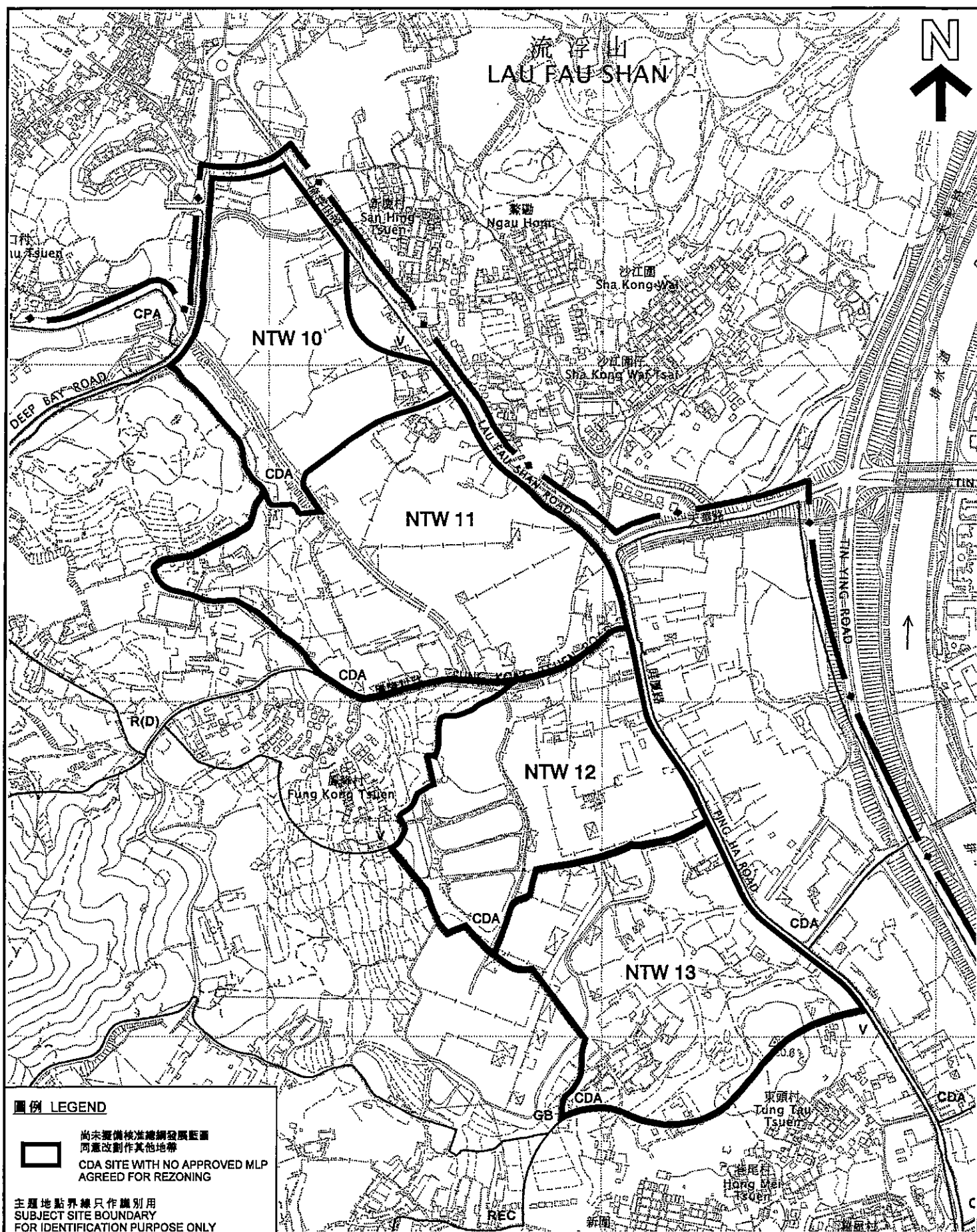
SCALE 1:7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

PLAN
22



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

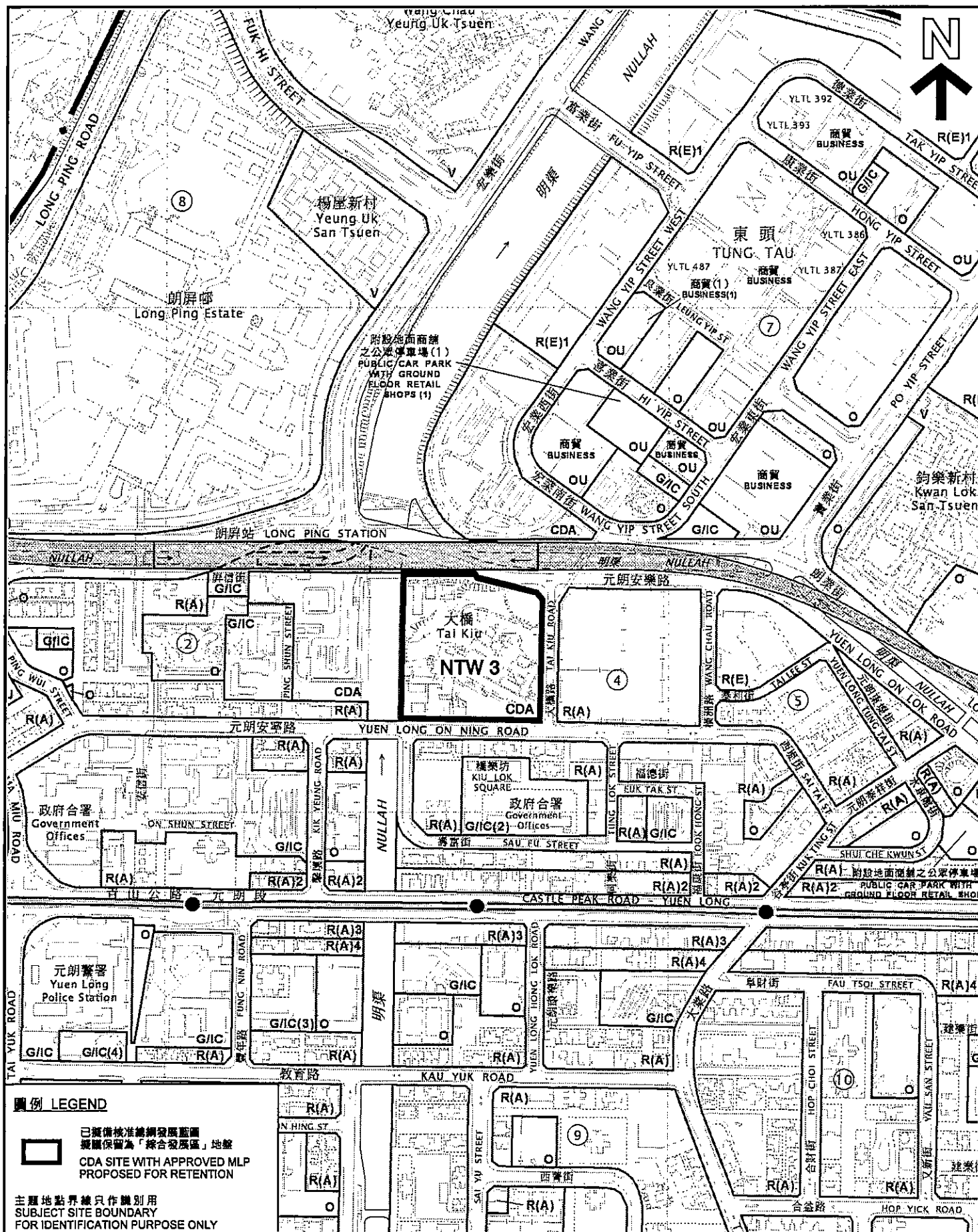
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
24

本摘要圖於2014年2月28日獲備，
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 28.2.2014
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 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

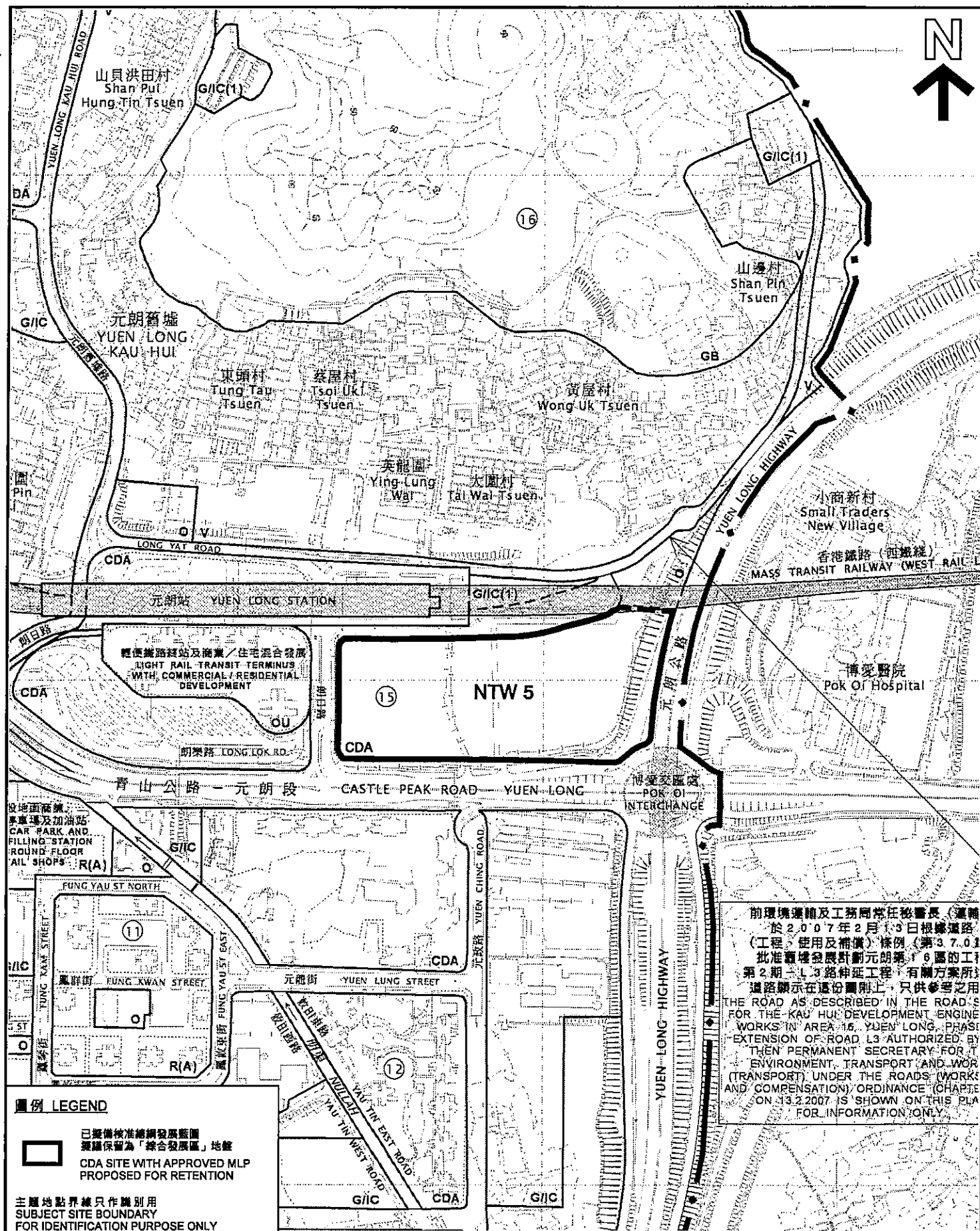
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
25

本摘要圖於2014年2月28日擬備，
所根據的資料為2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011



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

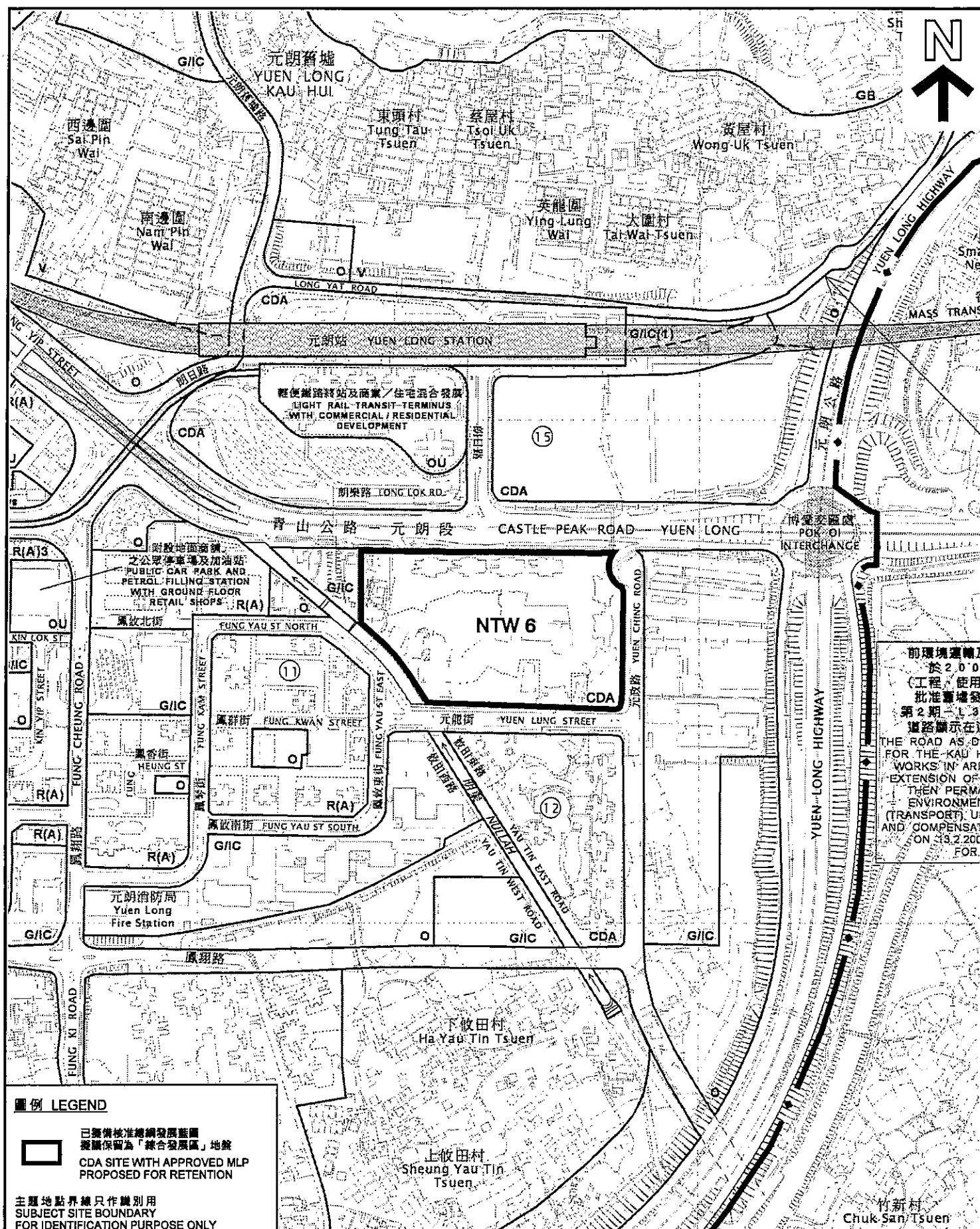
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
26

本摘要圖於2014年2月28日擬備，
所根據的資料為於2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011



圖例 LEGEND



已獲批准發展範圍
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 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

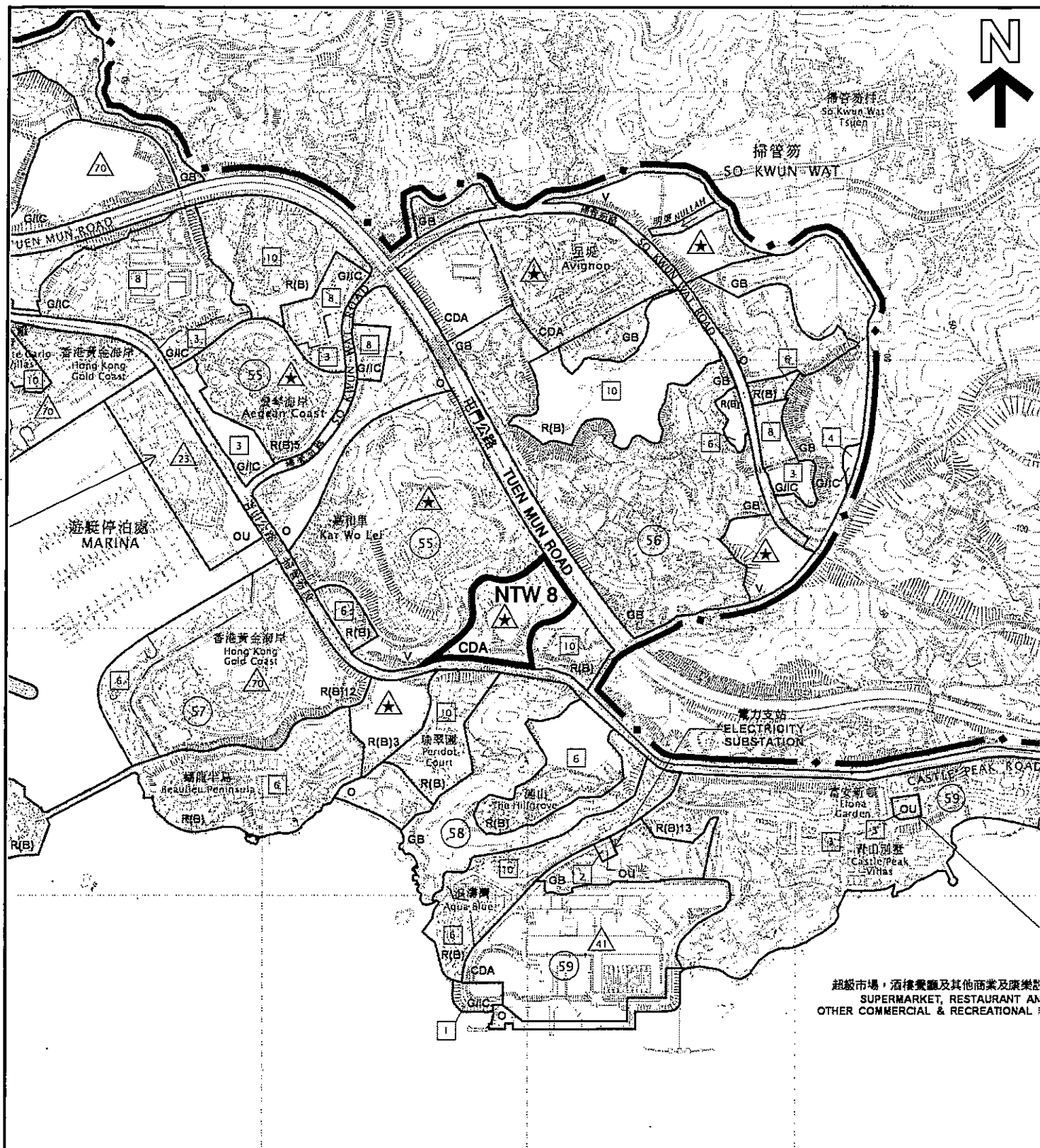


參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
27

本摘要圖於2014年2月28日獲備，
所根據的資料為於2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011

前環境運輸及
於2010
(工程、使用
批准發展
第2期(1.3)
道路顯示在)
THE ROAD AS SHOWN
FOR THE KAU HUI
WORKS IN AREA
EXTENSION OF
THEN PERMITS
ENVIRONMENTAL
(TRANSPORT) USE
AND COMPENSATION
ON 13.2.2011
FOR



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

本摘要圖於2014年2月28日獲備，
所根據的資料為於2013年3月12日
核准的分區計劃大綱圖編號S/TM/31
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TM/31 APPROVED ON 12.3.2013

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 TERRORIES

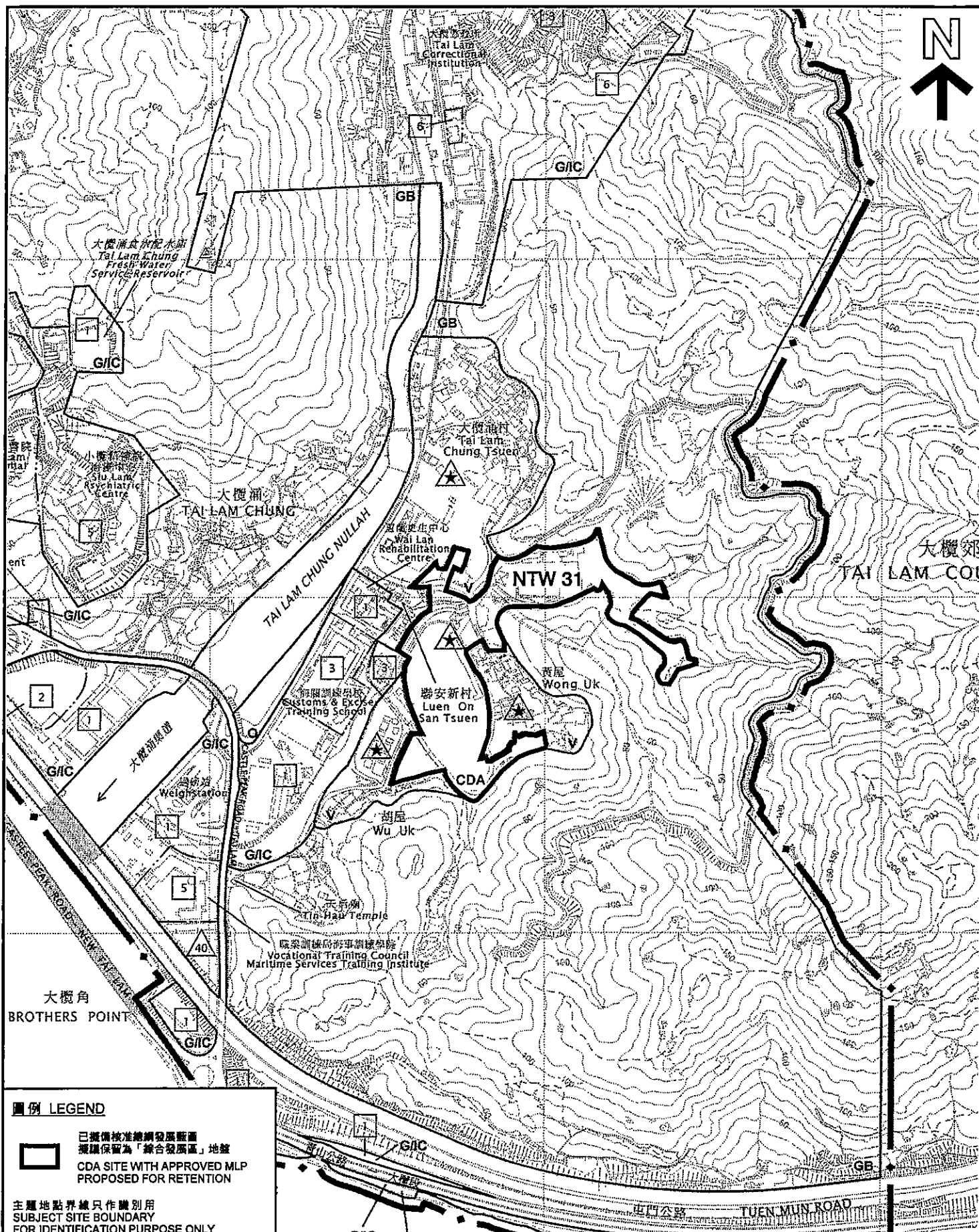
SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
28



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

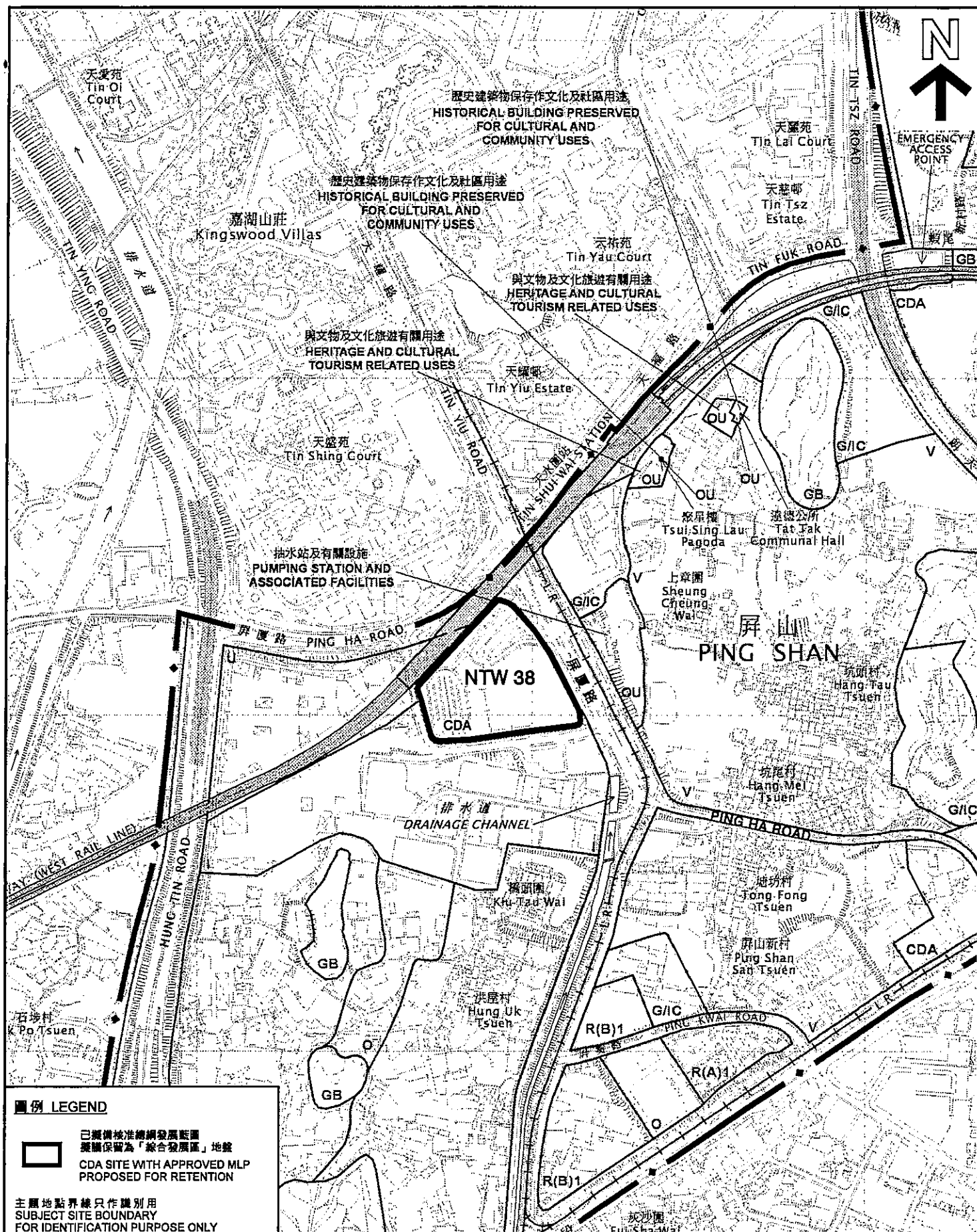
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
29

本摘要圖於2014年2月28日擬備，
所根據的資料為於2011年4月12日
核准的分區計劃大綱圖編號S/TM-SKW/11
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TM-SKW/11 APPROVED ON 12.4.2011



圖例 LEGEND



已獲備核准續發展範圍
擬議保留為「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 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

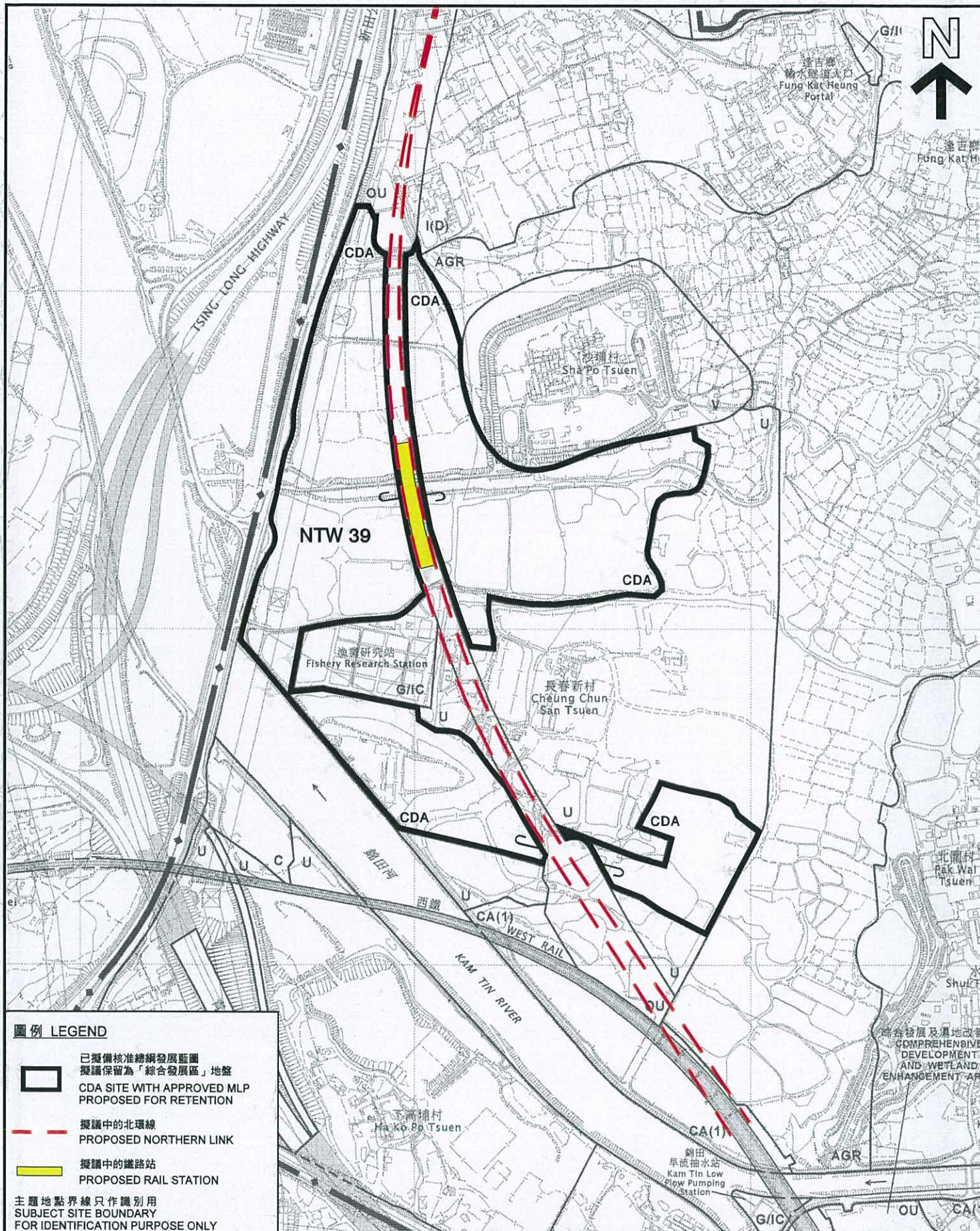


參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
31

本摘要圖於2014年2月28日擬備，
所根據的資料為於2012年5月8日
核准的分區計劃大綱圖編號S/YL-PS/14

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/14 APPROVED ON 8.5.2012



圖例 LEGEND

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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 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

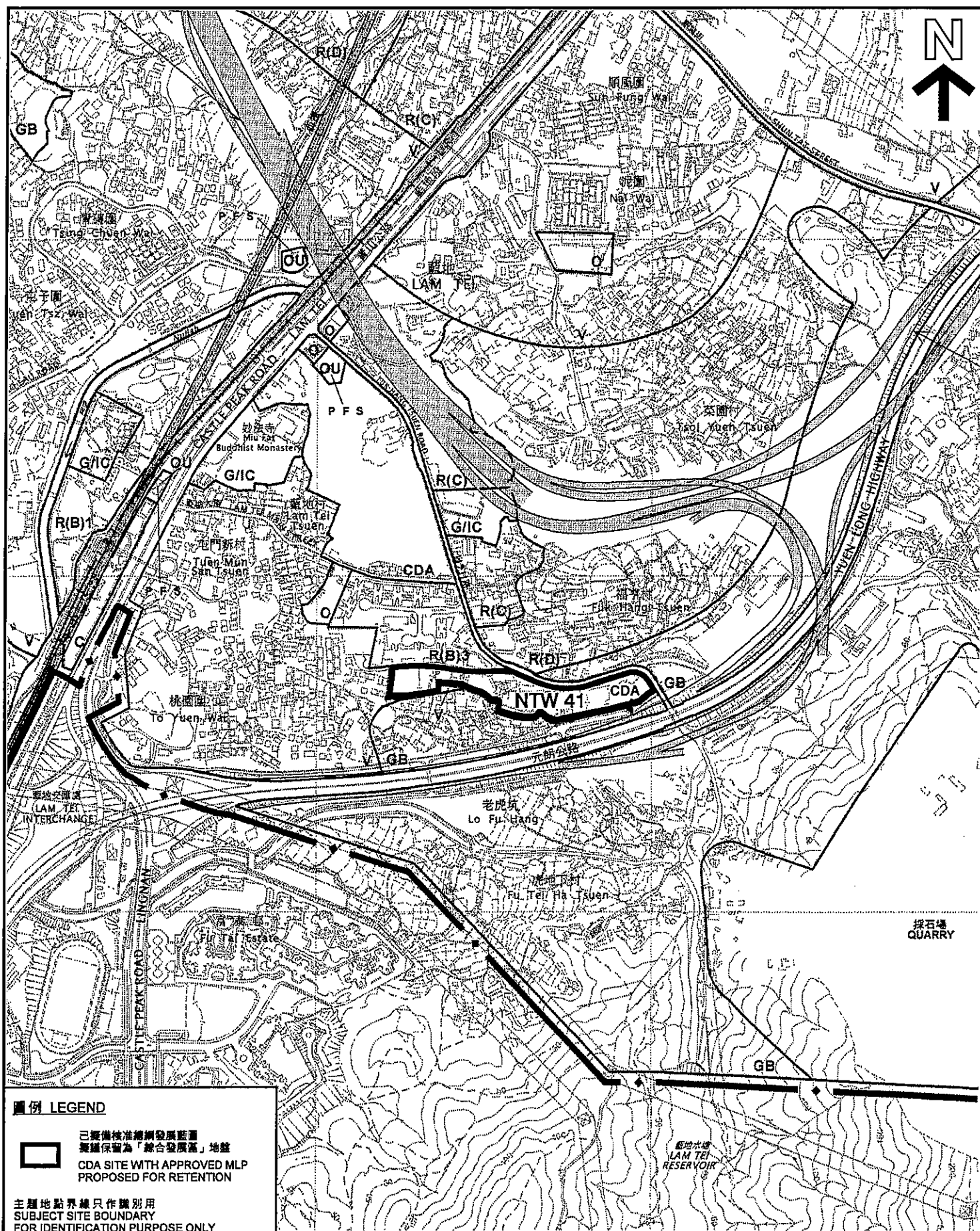
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
32

本摘要圖於2014年2月28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 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/7 APPROVED ON 31.10.2006



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 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

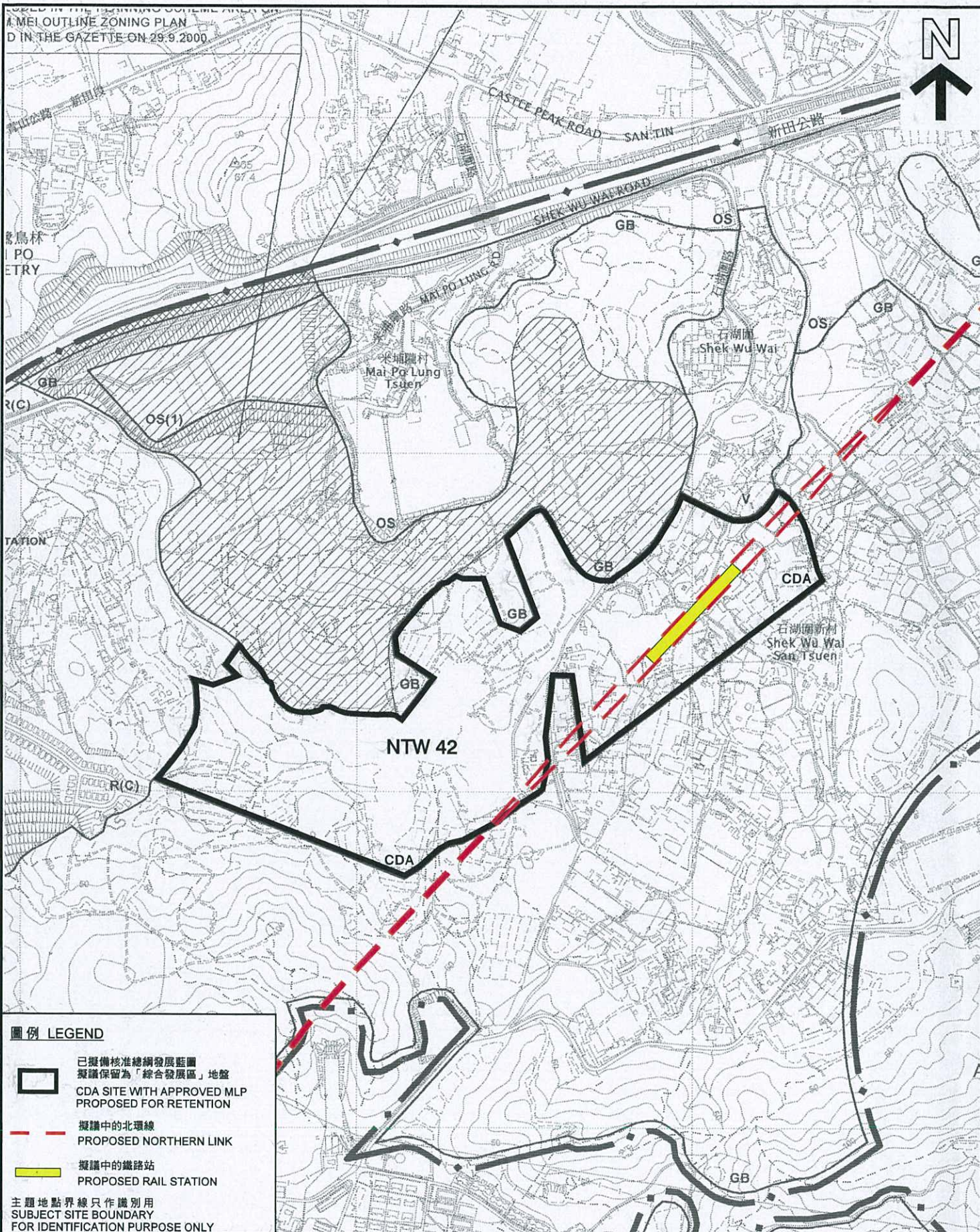
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
33

本摘要圖於2014年2月28日製備，
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 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TM-LTTY/6 APPROVED ON 14.3.2006



圖例 LEGEND



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



擬議中的北環線
PROPOSED NORTHERN LINK



擬議中的鐵路站
PROPOSED RAIL STATION

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

平面圖 SITE PLAN

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

SCALE 1:7 500 比例尺

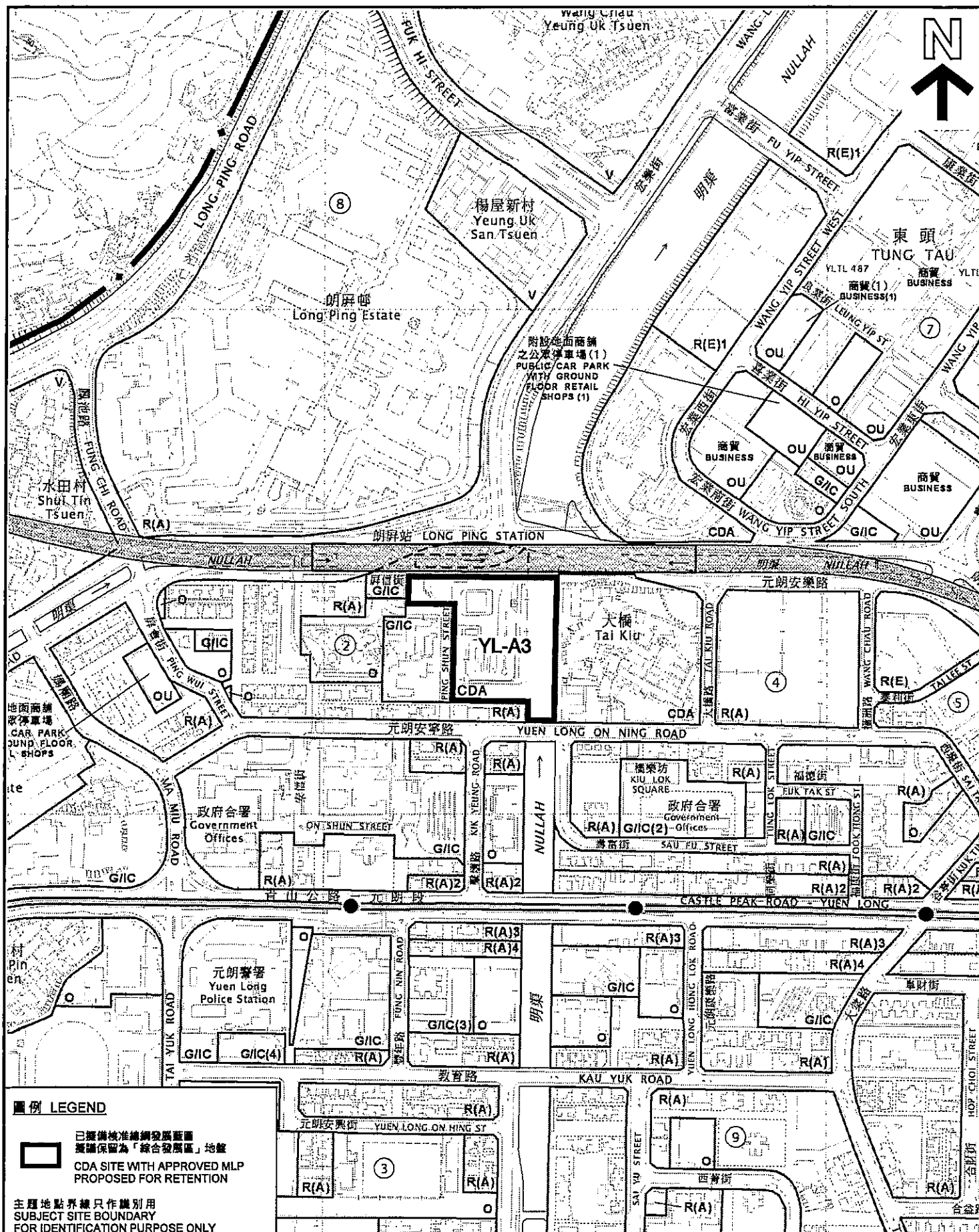
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
34

本摘要圖於2014年2月28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 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/12 APPROVED ON 5.12.2006



平面圖 SITE PLAN

綜合發展區地盤參考編號 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

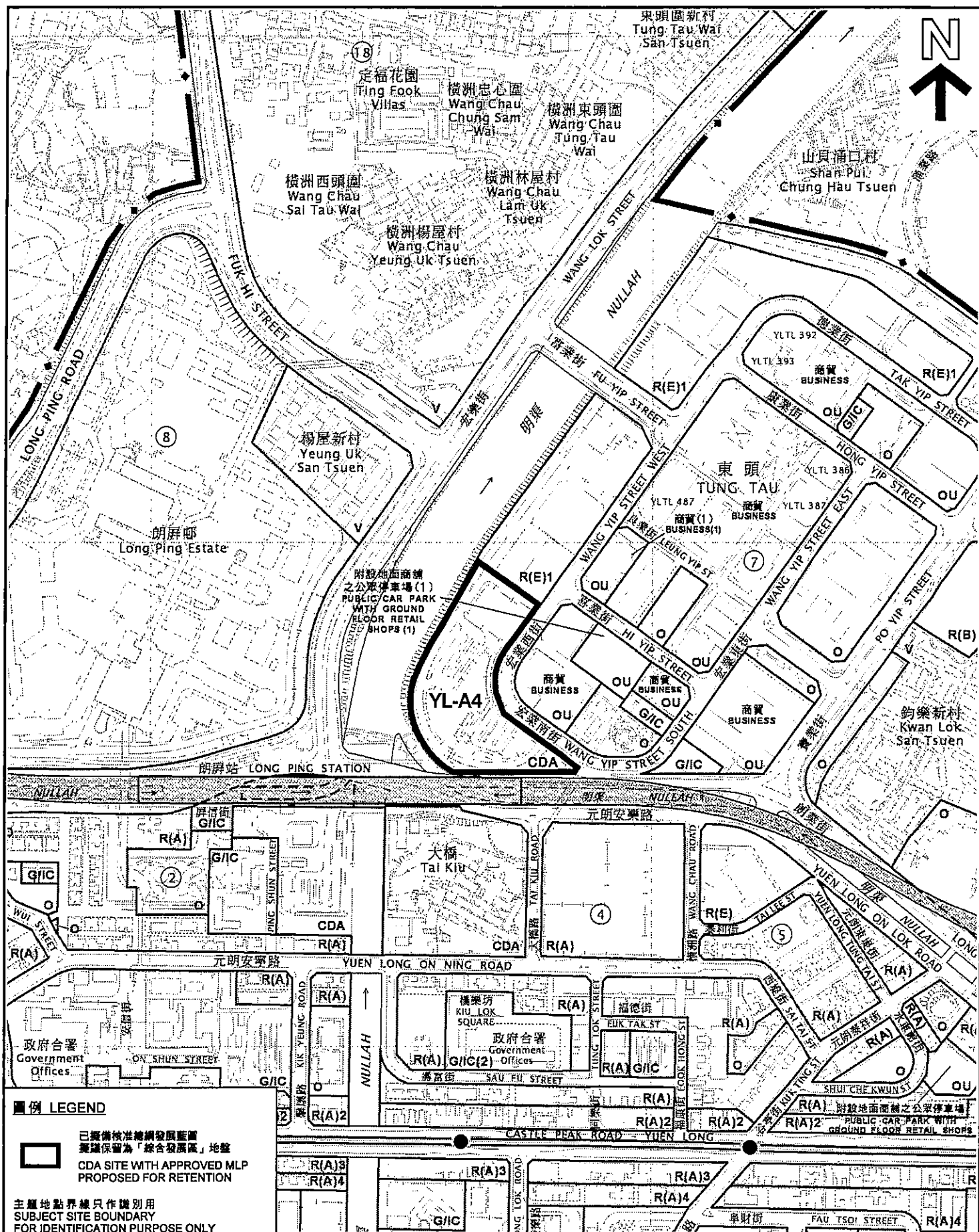
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
35

本摘要圖於2014年2月28日繪備，
所根據的資料為於2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011



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

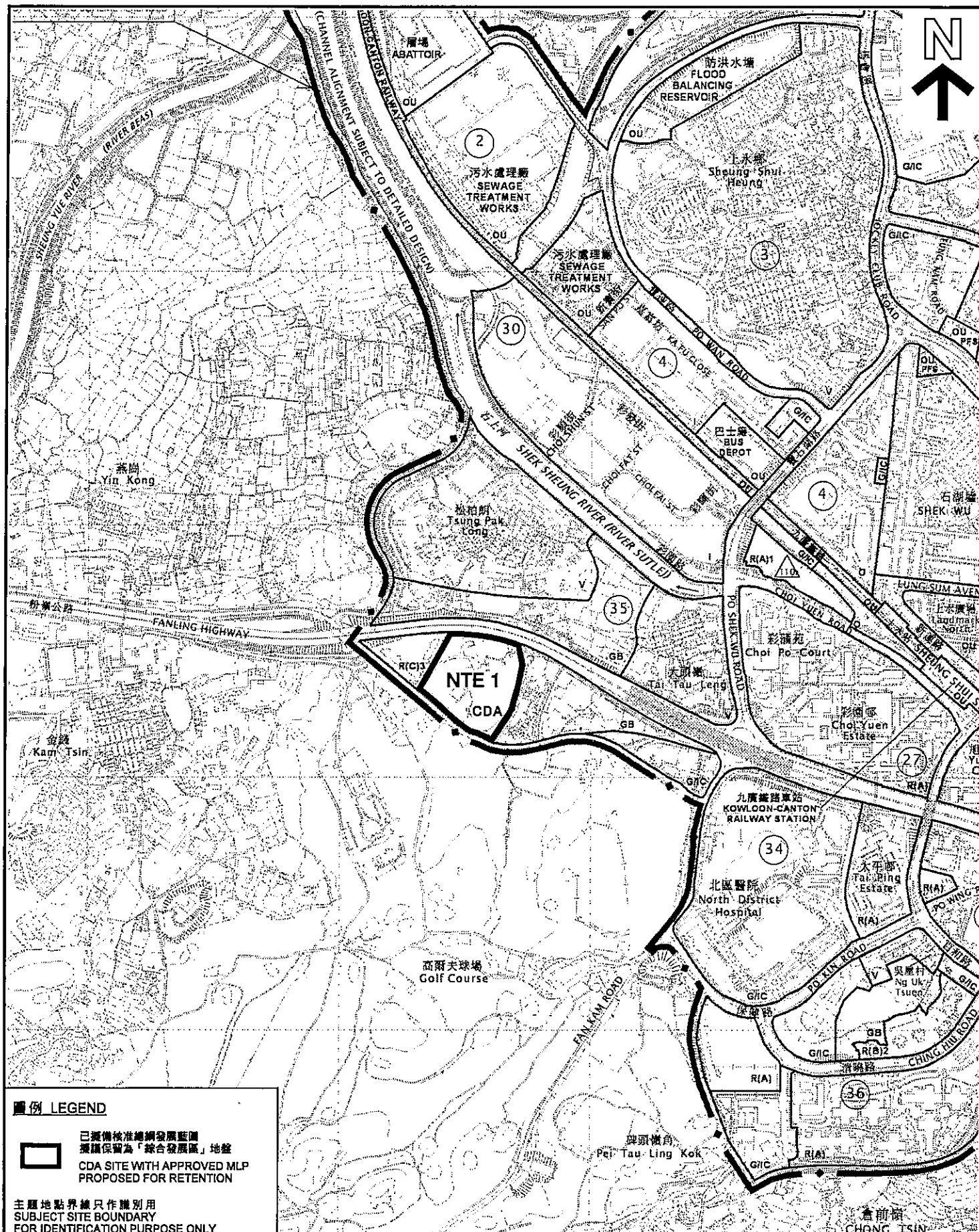
規劃署
PLANNING
DEPARTMENT

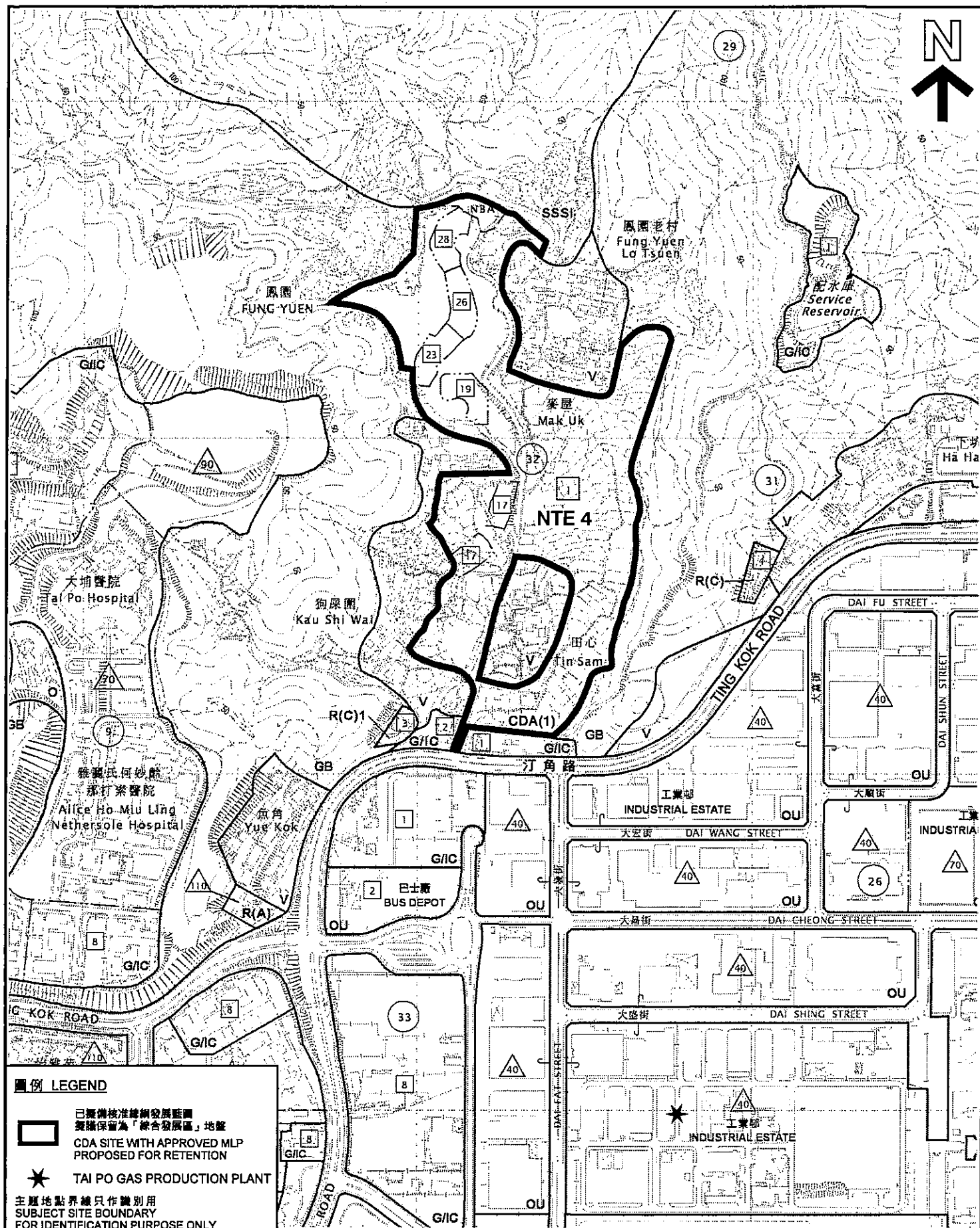


參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
36

本摘要圖於2014年2月28日獲備，
所根據的資料為於2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011





圖例 LEGEND

- 已獲批准發展區圖
 建議保留為「綜合發展區」地盤
 CDA SITE WITH APPROVED MLP
 PROPOSED FOR RETENTION

 TAI PO GAS PRODUCTION PLANT

 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 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 1:7 500 比例尺

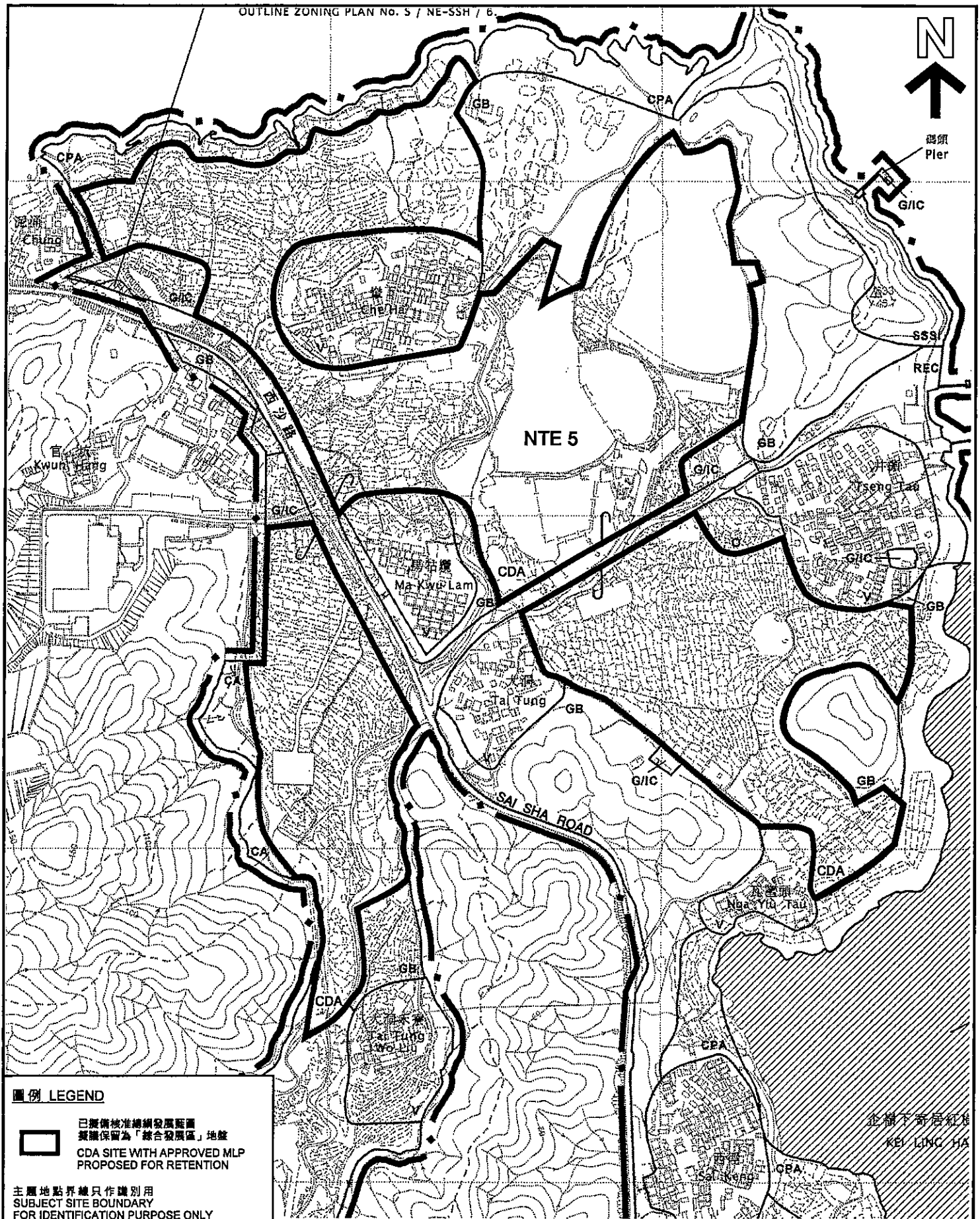
規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/NT/14/3

圖 PLAN
 38

本摘要圖於2014年2月28日擬備，
 所根據的資料為於2013年8月27日
 核准的分區計劃大綱圖編號S/TP/24
 EXTRACT PLAN PREPARED ON 28.2.2014
 BASED ON OUTLINE ZONING PLAN No.
 S/TP/24 APPROVED ON 27.8.2013



圖例 LEGEND

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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 5
新界十四鄉西沙路

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

SCALE 1 : 7 500 比例尺

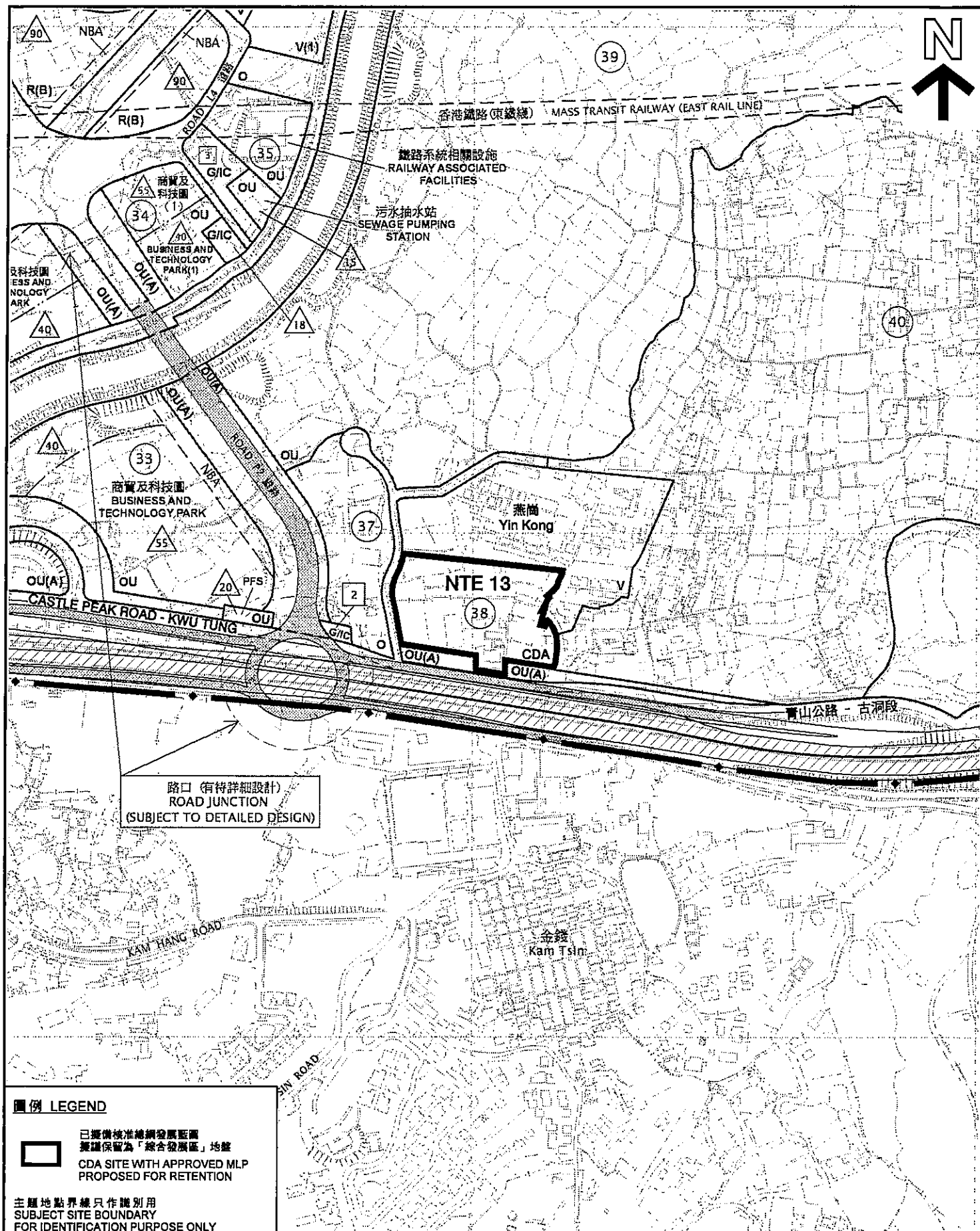
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
39

本摘要圖於2014年2月28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 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/NE-SSH/9 APPROVED ON 2.12.2008



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 13
新界古洞粉嶺公路以北近燕崗

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

SCALE 1 : 5 000 比例尺

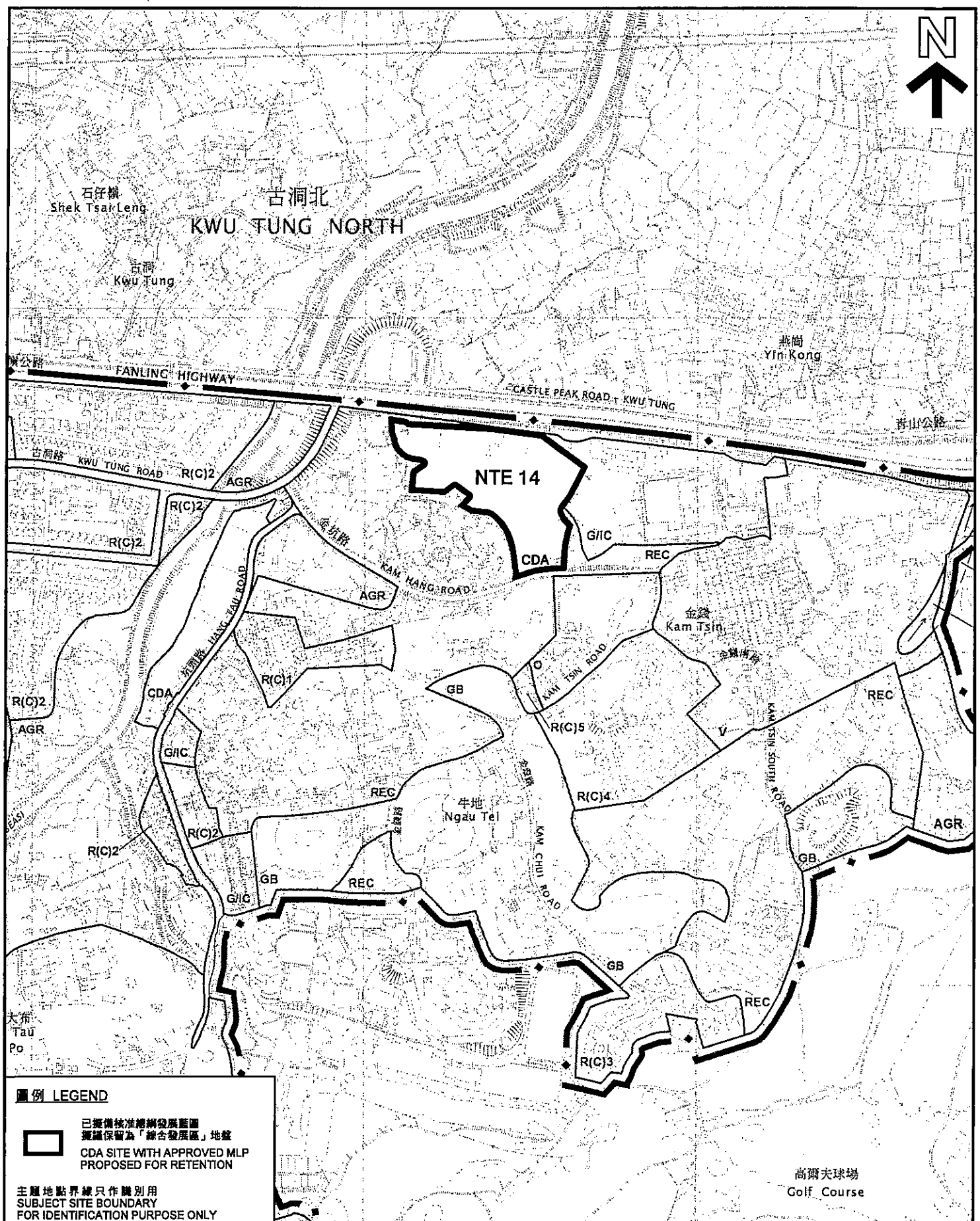
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
40

本摘要圖於2014年2月28日製備，
所根據的資料為於2013年12月20日
展示的分區計劃大綱圖編號S/KTN/1。
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/KTN/1 EXHIBITED ON 20.12.2013



圖例 LEGEND



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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 14
新界上水
青山公路以南近金錢

CDA SITE REF. No. NTE 14
SOUTH OF CASTLE PEAK ROAD NEAR KAM TSIN
SHEUNG SHUI, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

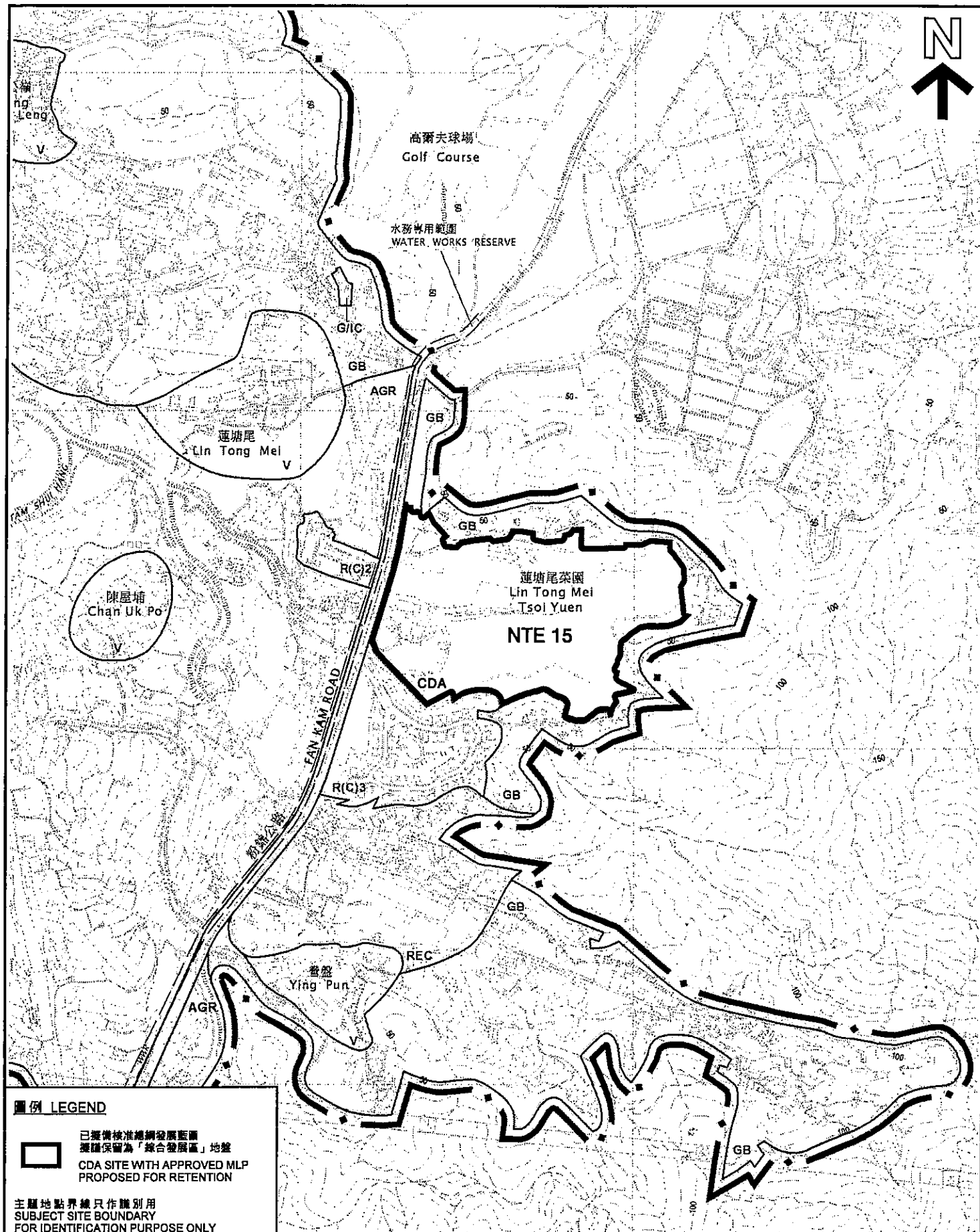
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
41

本摘要圖於2014年2月28日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/NE-KTS/14
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/14 APPROVED ON 7.1.2014



圖例 LEGEND



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

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

平面圖 SITE PLAN

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

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

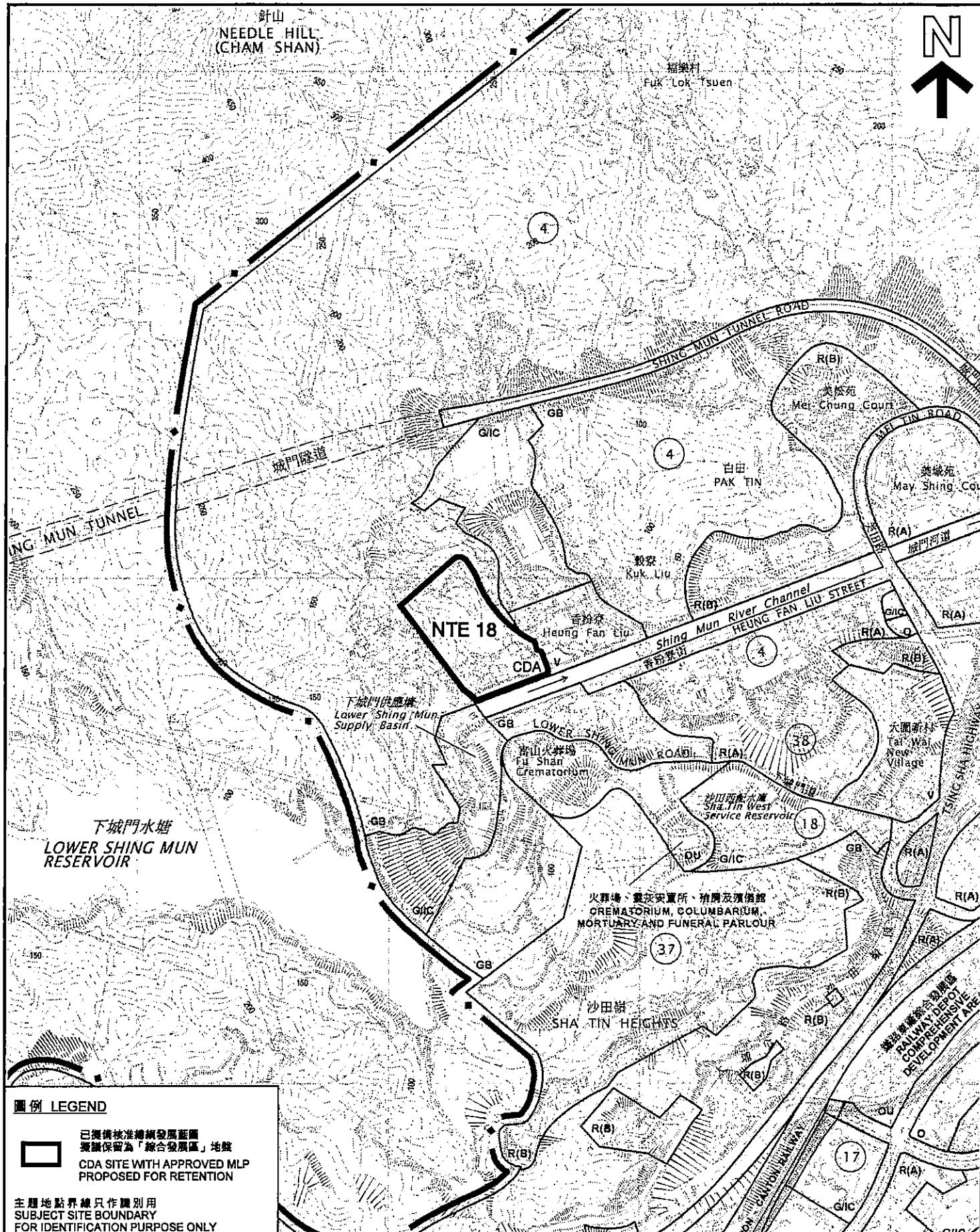
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
42

本摘要圖於2014年2月28日獲備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/NE-KTS/14
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/14 APPROVED ON 7.1.2014



圖例 LEGEND



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

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

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年11月22日
展示的分區計劃大綱圖編號S/ST/29
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/ST/29 EXHIBITED ON 22.11.2013

平面圖 SITE PLAN

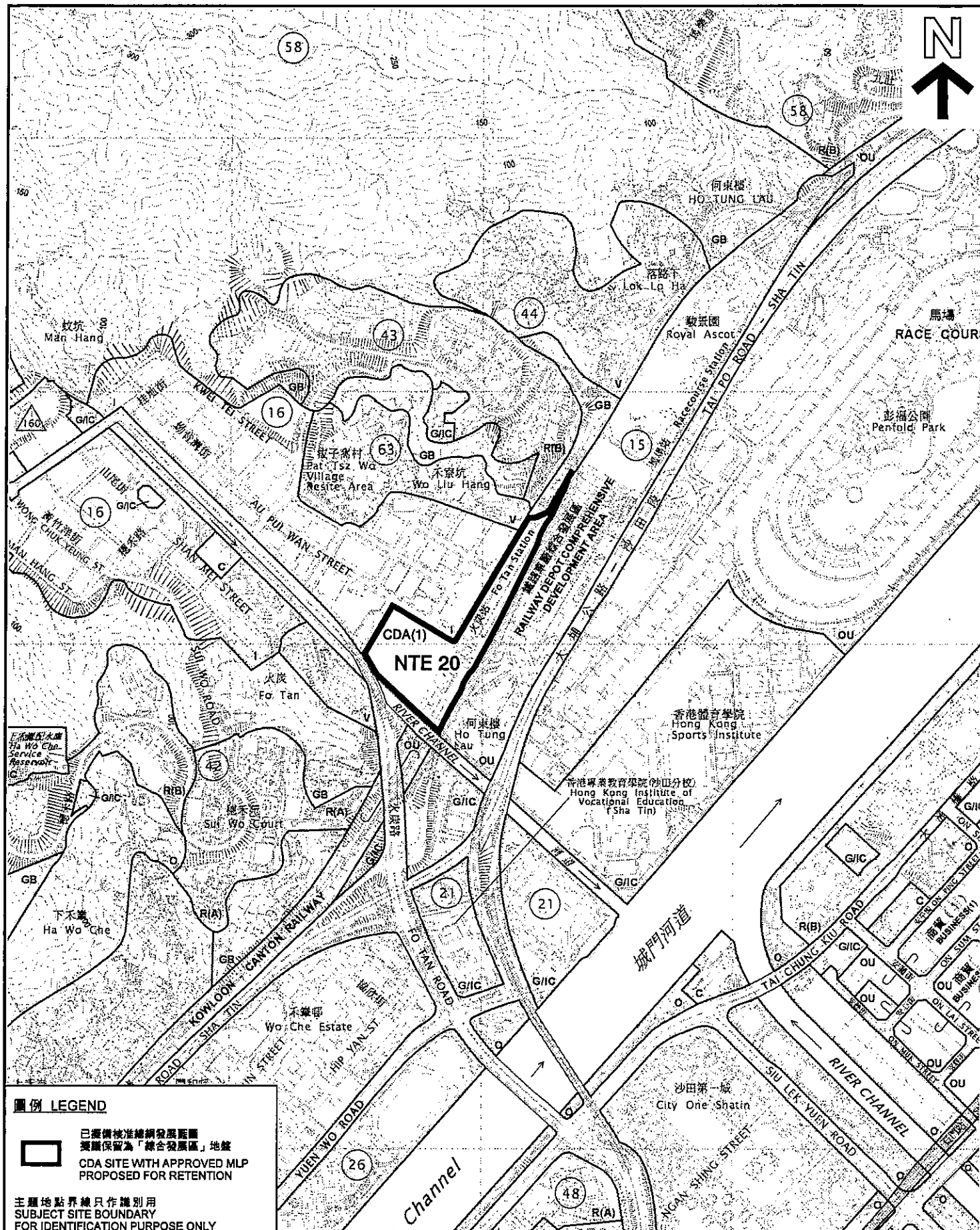
綜合發展區地盤參考編號 NTE 18
新界沙田
香粉寮丈量約份第181約地段第698號餘段(部分)
及毗連政府土地
CDA SITE REF. No. NTE 18
LOT 698 R.P.(PART)
& ADJOINING GOVERNMENT LAND IN DD 181, HEUNG FAN LIU
SHA TIN, NEW TERRITORIES
SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
43



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

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年11月22日
展示的分區計劃大綱圖編號S/ST/29

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/ST/29 EXHIBITED ON 22.11.2013

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 20
新界沙田火炭沙田市地段第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

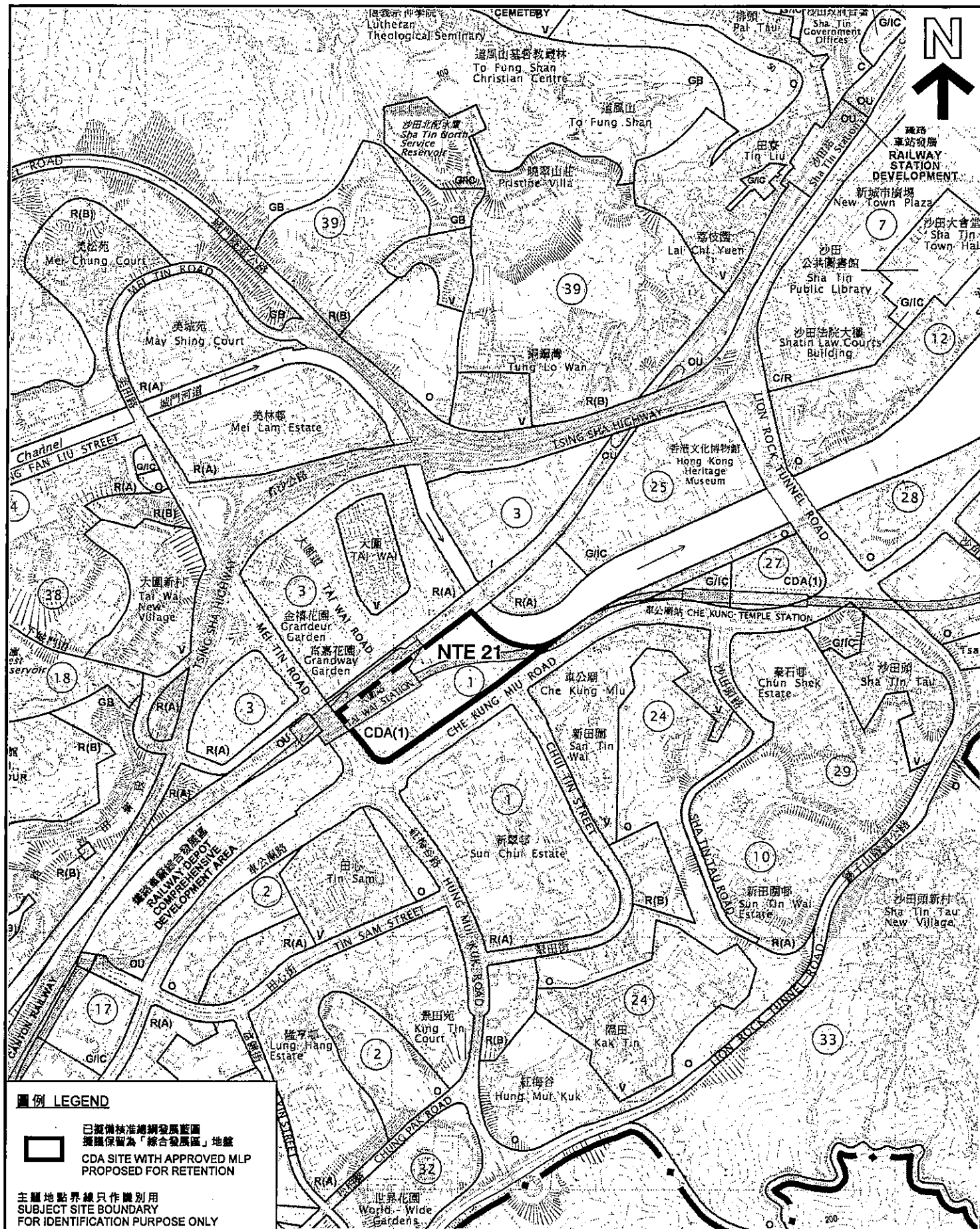
CDA SITE REF. No. NTE 20
FO TAN STATION & FREIGHT-YARD
STTL 75, LOT 744 R.P. IN DD 176
& ADJOINING GOVERNMENT LAND
FO TAN, SHA TIN, NEW TERRITORIES
SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
44



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

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

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年11月22日
展示的分區計劃大綱圖編號S/ST/29
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/ST/29 EXHIBITED ON 22.11.2013

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

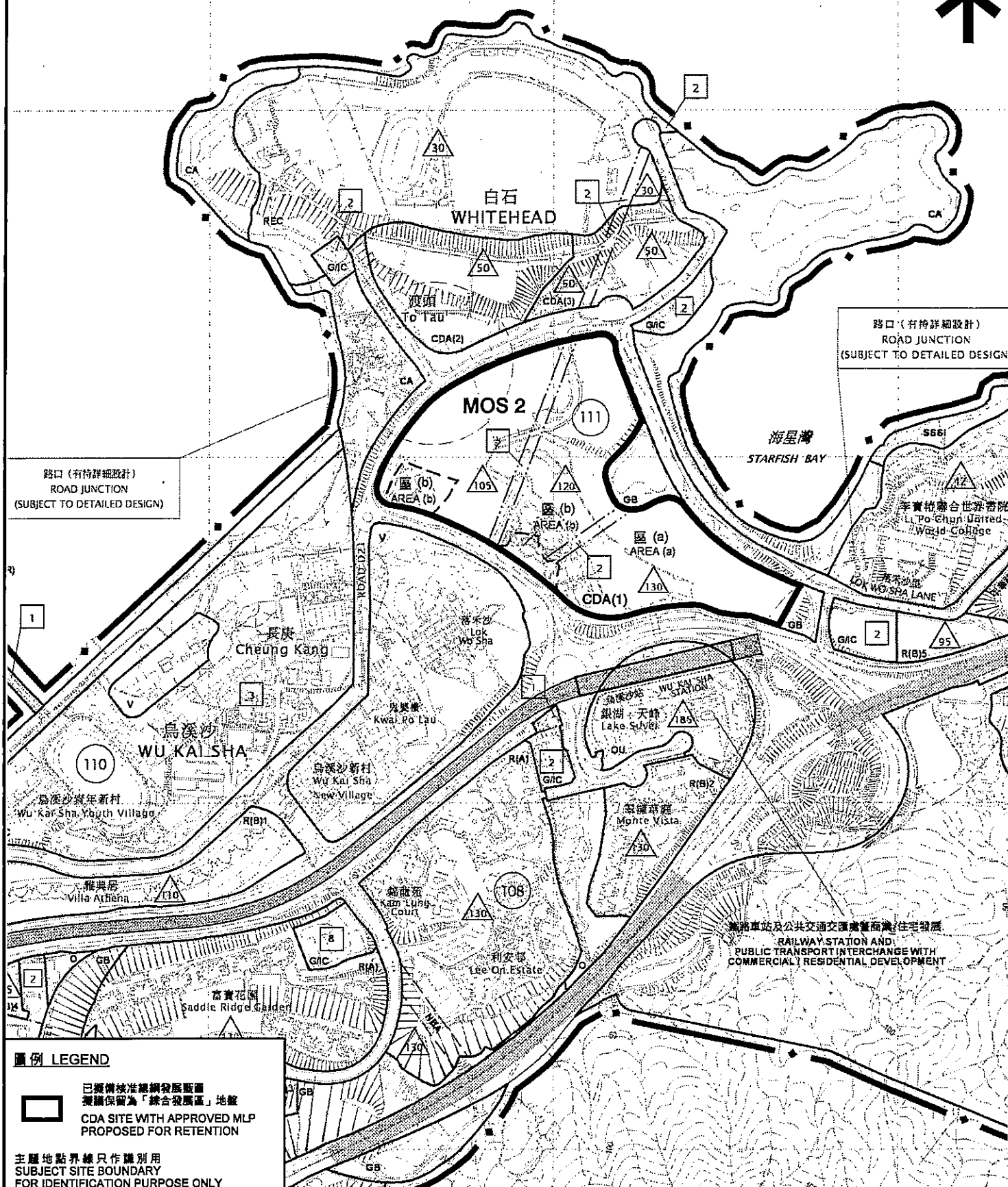
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
45

烏龜沙咀
WU KWAI SHA TSUI



圖例 LEGEND



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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 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 1:7 500 比例尺

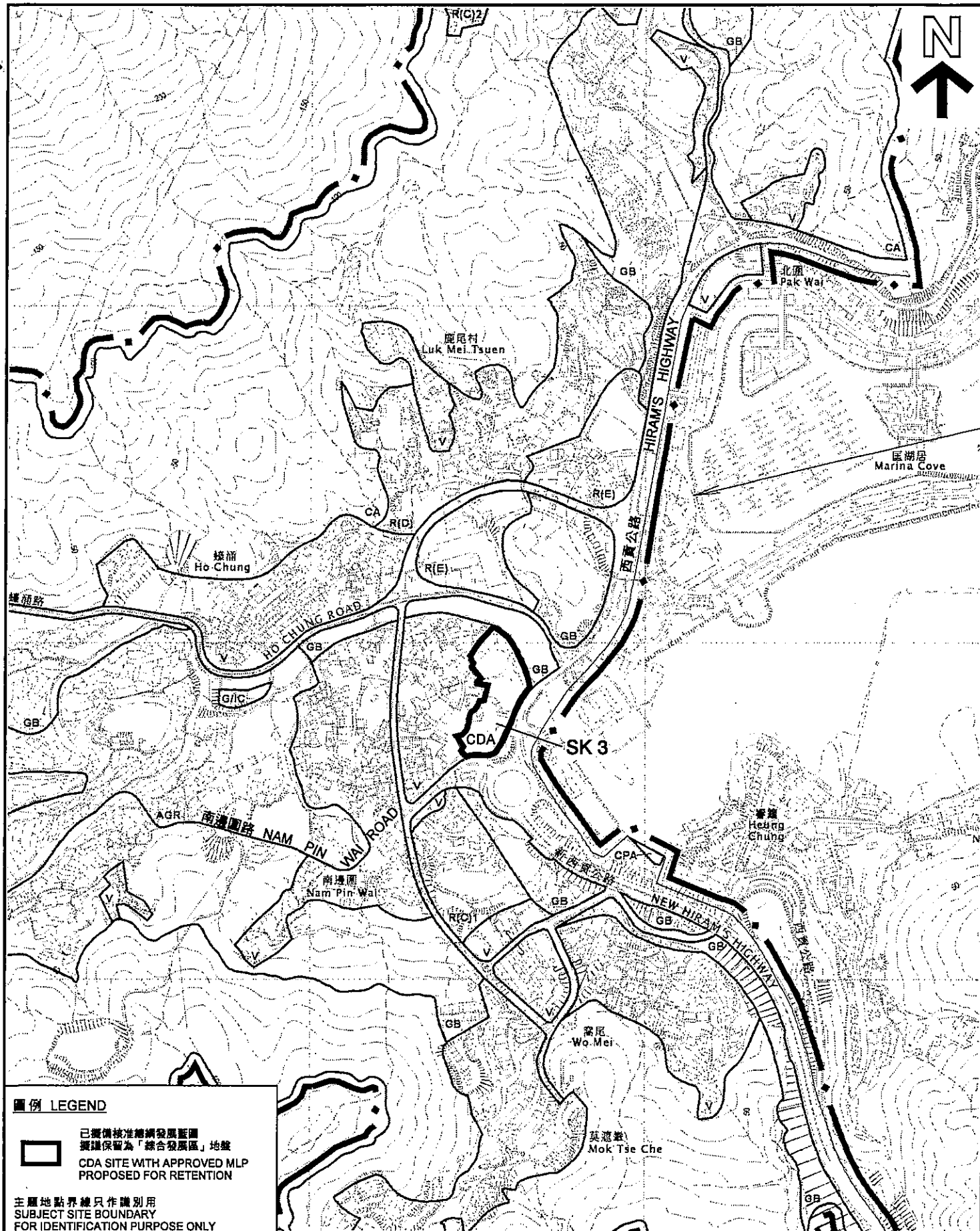
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
46

本摘要圖於2014年3月7日擬備，
所根據的資料為於2014年3月7日
展示的分區計劃大綱圖編號S/MOS/19
EXTRACT PLAN PREPARED ON 7.3.2014
BASED ON OUTLINE ZONING PLAN No.
S/MOS/19 EXHIBITED ON 7.3.2014



圖例 LEGEND



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

主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 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

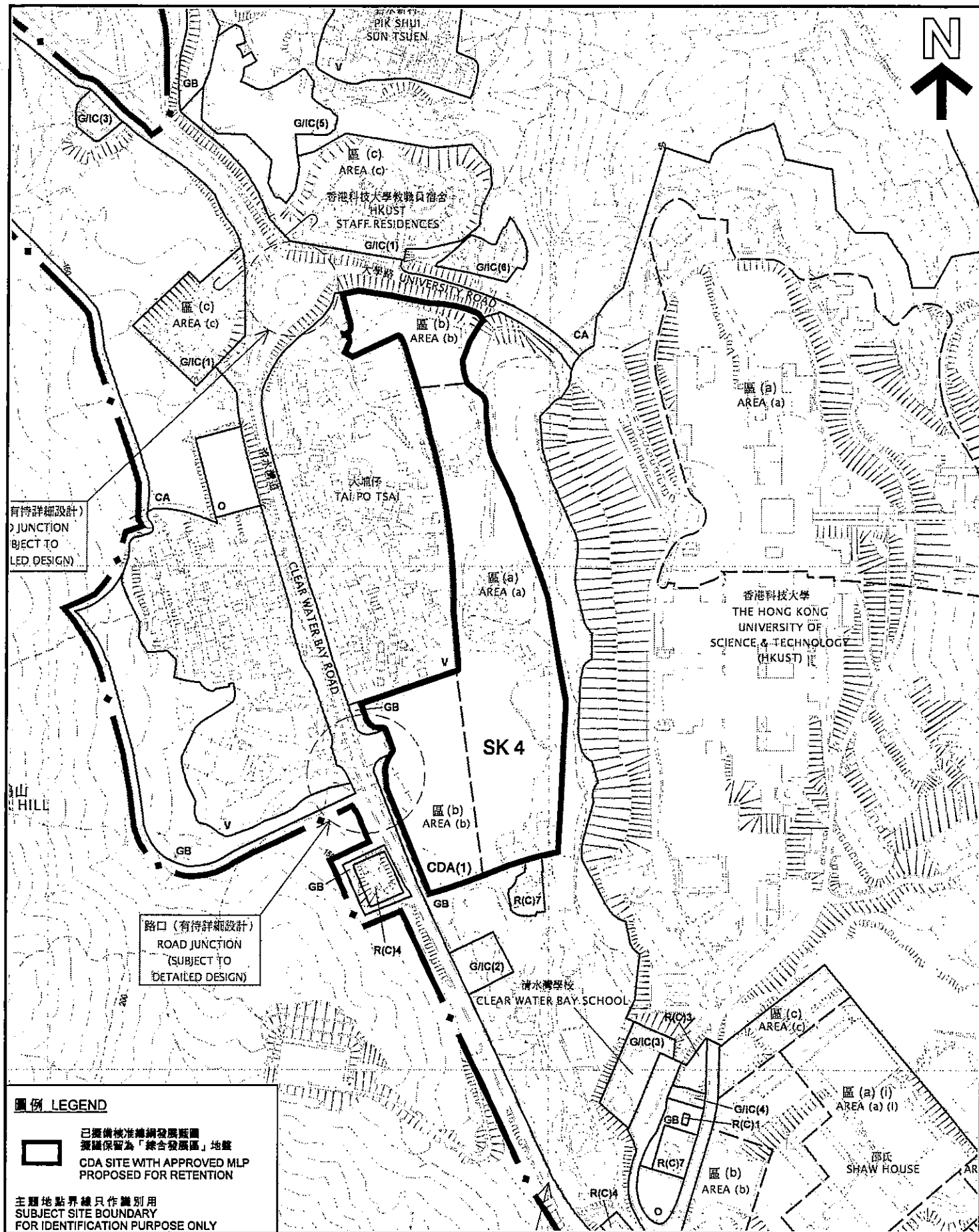


參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
47

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年5月10日
展示的分區計劃大綱圖編號S/SK-HC/10

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/SK-HC/10 EXHIBITED ON 10.5.2013



圖例 LEGEND



已獲核准發展區
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 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

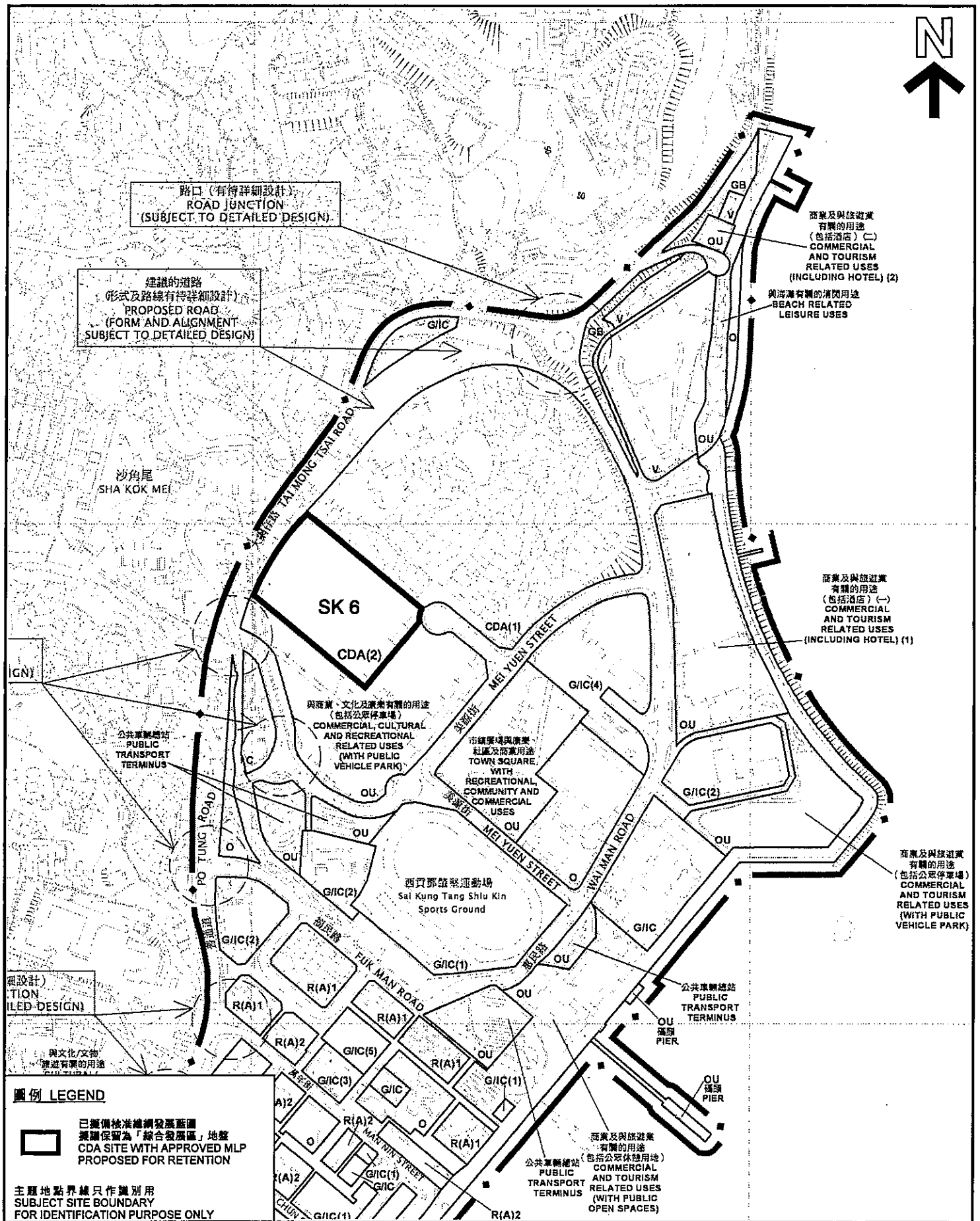


參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
48

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年12月3日
核准的分區計劃大綱圖編號S/SK-CWBN/6

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/SK-CWBN/6 APPROVED ON 3.12.2013



圖例 LEGEND



已獲備核准維持發展區圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 SK 6
新界西貢
西貢市北面綜合發展區地盤第(2)號
CDA SITE REF. No. SK 6
SAI KUNG TOWN NORTH CDA(2)
SAI KUNG, NEW TERRITORIES

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
50

本摘要圖於2014年2月28日獲備，
所根據的資料為於2013年6月4日
核准的分區計劃大綱圖編號S/SK-SKT/6
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/SK-SKT/6 APPROVED ON 4.6.2013

馬灣 MA WAN



淡水灣
TAM SHUI WAN

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

馬灣公園第二期
Ma Wan Park Phase 2

馬角咀
MA KOK TSUI

碼頭
PIER

波頭
JETTY

避風塘
TYPHOON SHELTER

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

酒店發展地盤
Hotel Development Site

CDA

GB

G/C

OU

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTI 1
新界馬灣市鎮

CDA SITE REF. No. NTI 1
MA WAN TOWN
NEW TERRITORIES

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
52

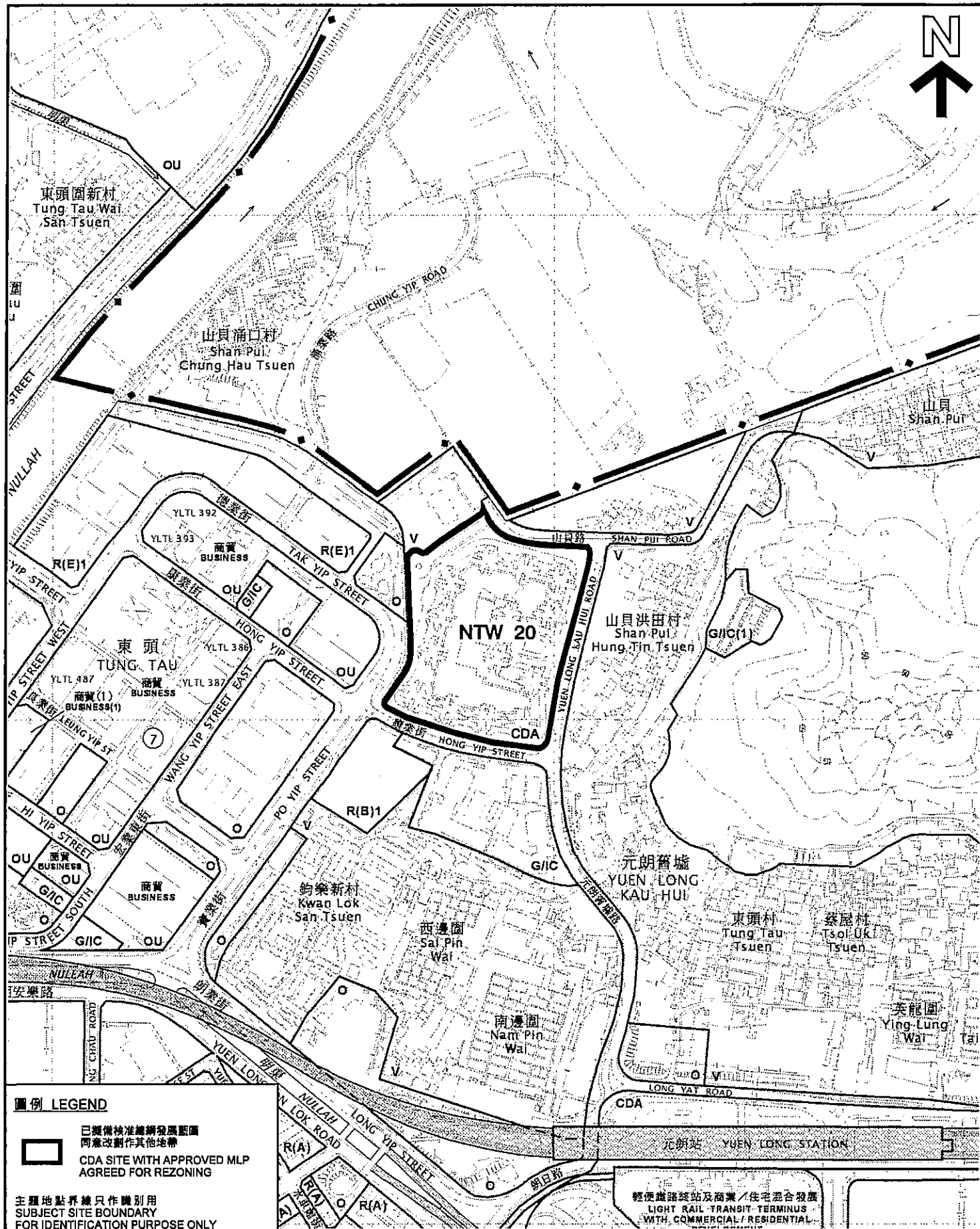
圖例 LEGEND



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

主顯地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2014年2月28日擬備，
所根據的資料為於2009年6月2日
核准的分區計劃大綱圖編號S/I-MWI/14
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/I-MWI/14 APPROVED ON 2.6.2009



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

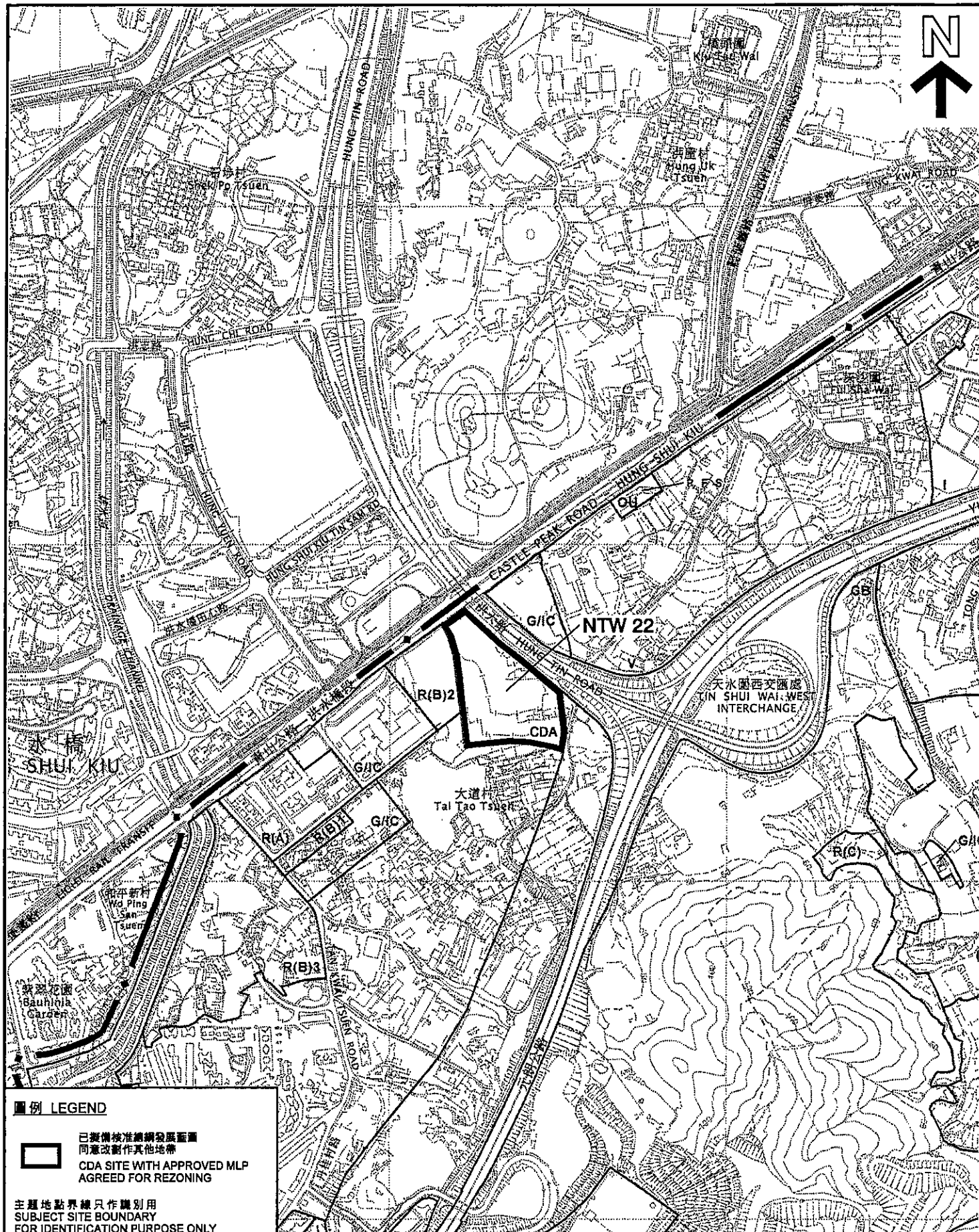
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
53

本摘要圖於2014年2月28日擬備，
所根據的資料為於2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011



平面圖 SITE PLAN

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

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

SCALE 1 : 7 500 比例尺

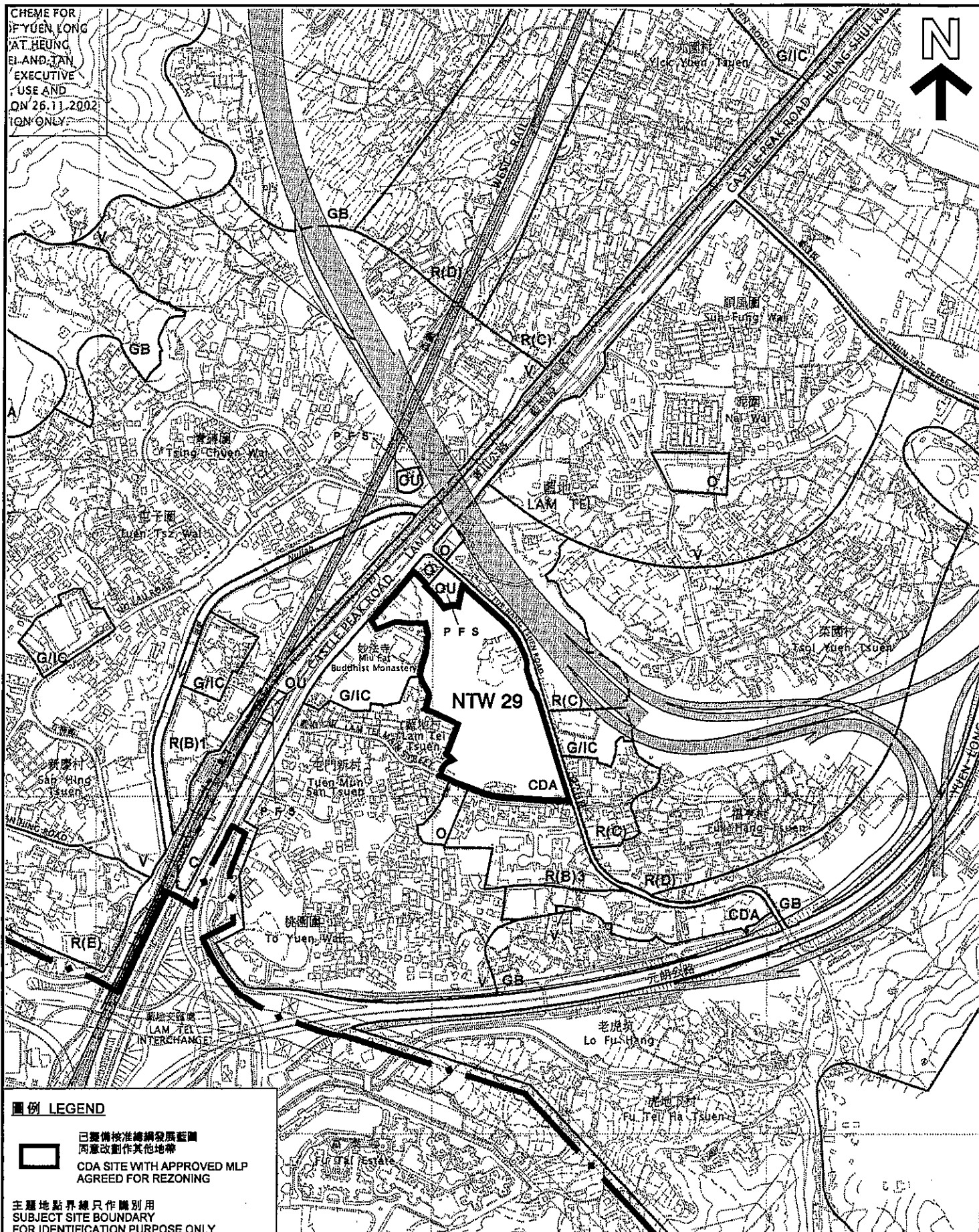
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
54

本摘要圖於2014年2月28日擬備，
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 28.2.2014
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 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

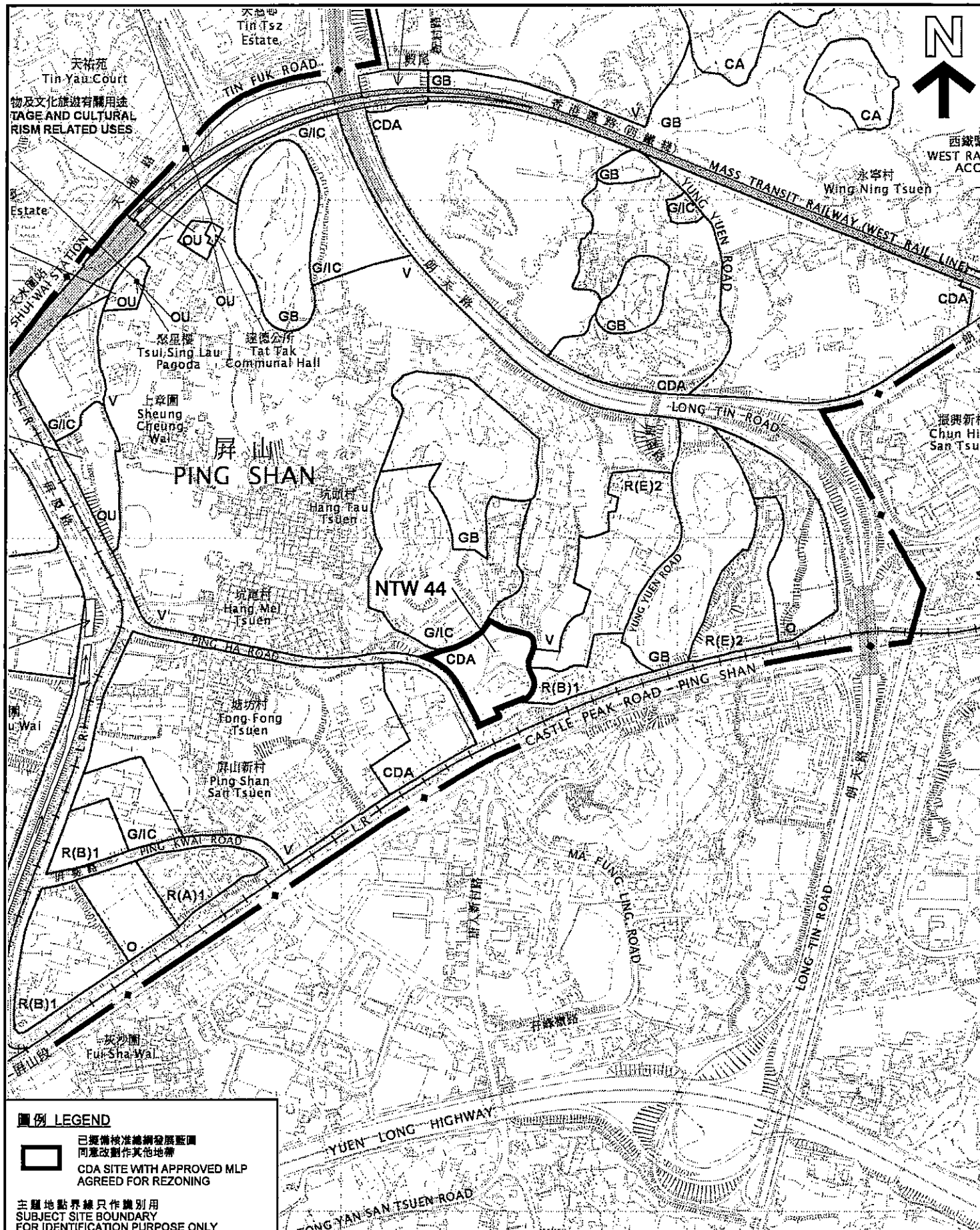


參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
55

本摘要圖於2014年2月28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 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TM-LTTY/6 APPROVED ON 14.3.2006



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 44
新界元朗屏山
屏廈路以東及青山公路以北

CDA SITE REF. No. NTW 44
EAST OF PING HA ROAD & NORTH OF CASTLE PEAK ROAD
PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

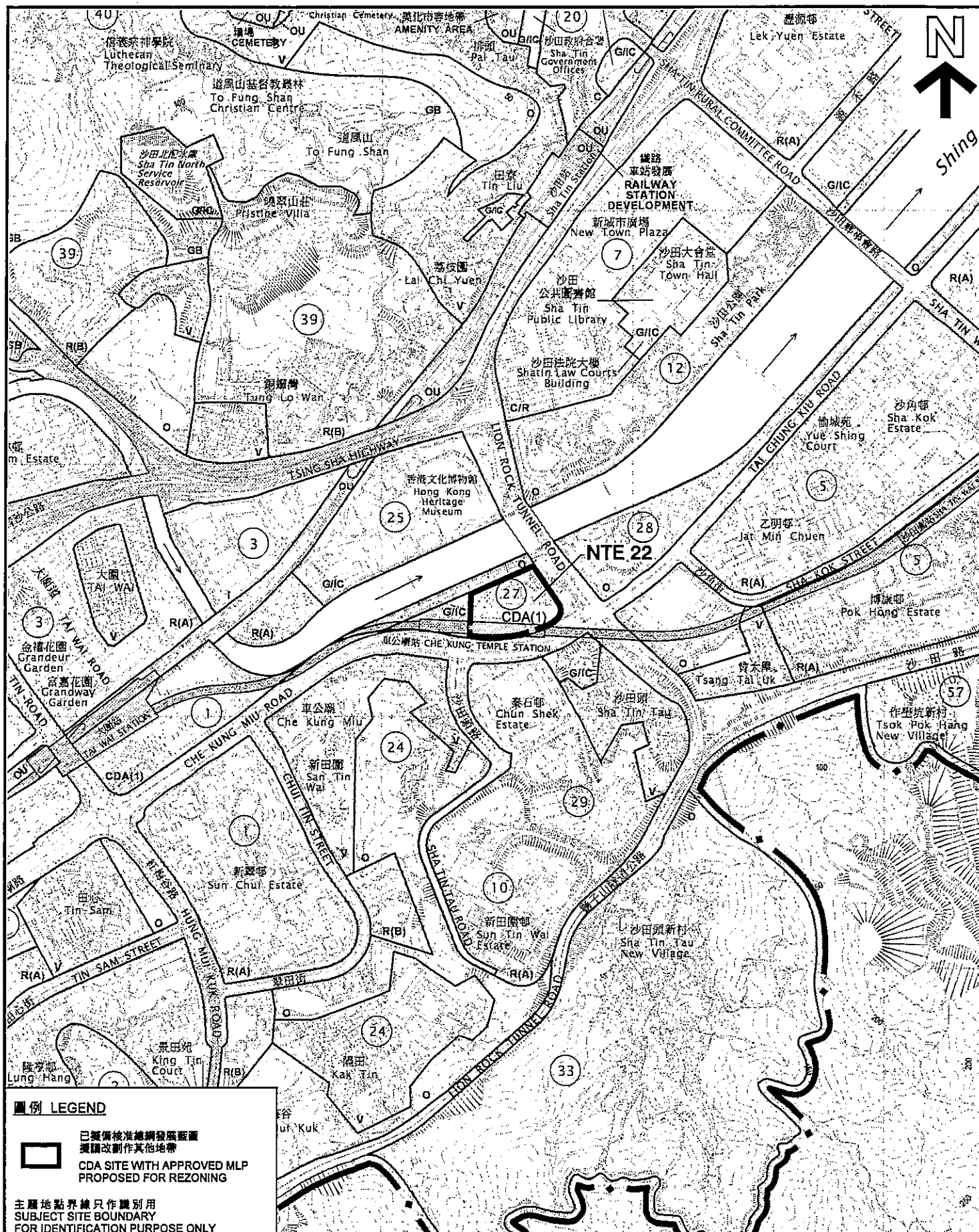
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
57

本摘要圖於2014年2月28日獲備，
所根據的資料為於2012年5月8日
核准的分區計劃大綱圖編號S/YL-PS/14
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
SYL-PS/14 APPROVED ON 8.5.2012



圖例 LEGEND

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

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

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年11月22日
展示的分區計劃大綱圖編號S/ST/29

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/ST/29 EXHIBITED ON 22.11.2013

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

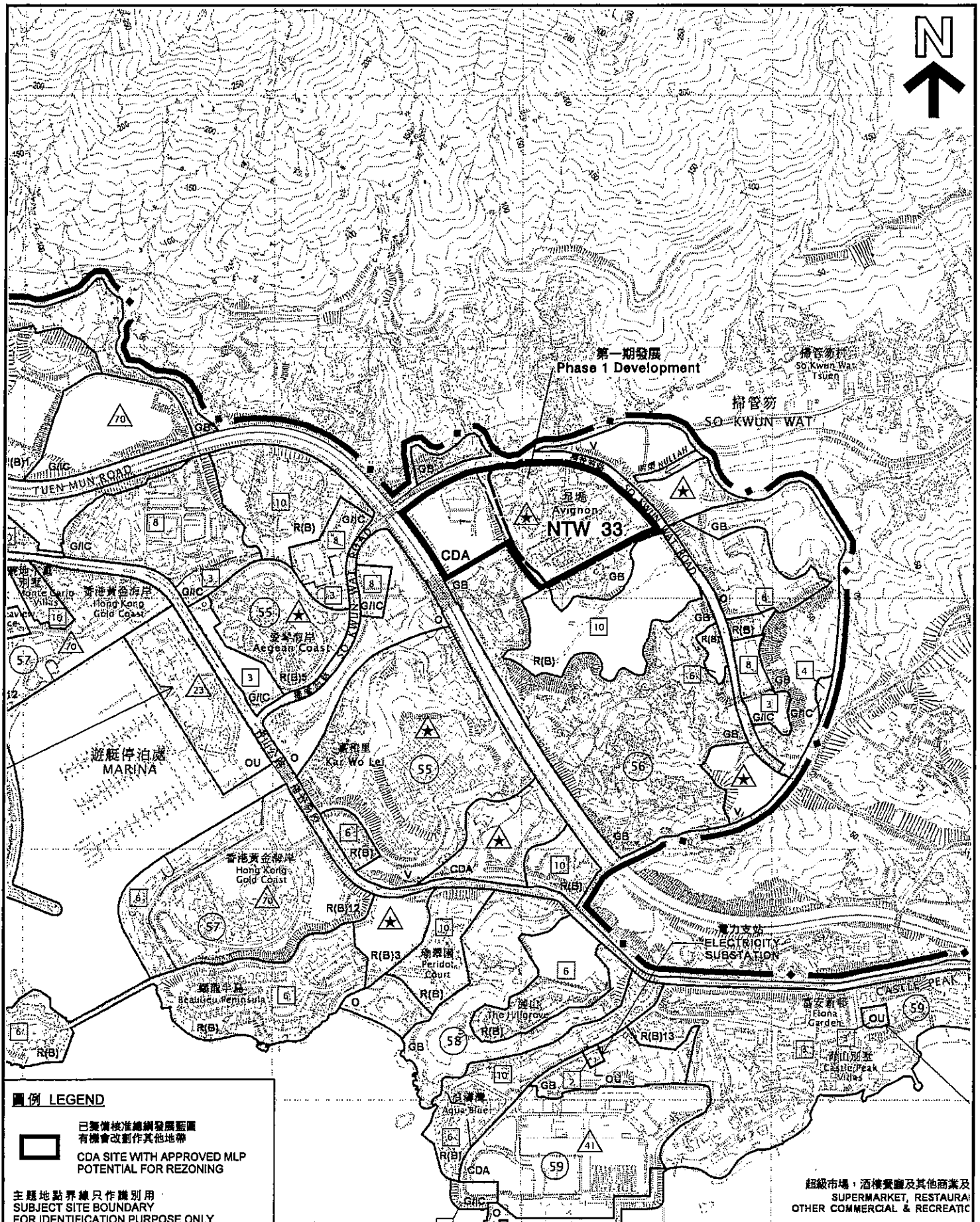
SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
59



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

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年3月12日
核准的分區計劃大綱圖編號S/TM/31
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TM/31 APPROVED ON 12.3.2013

平面圖 SITE PLAN

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

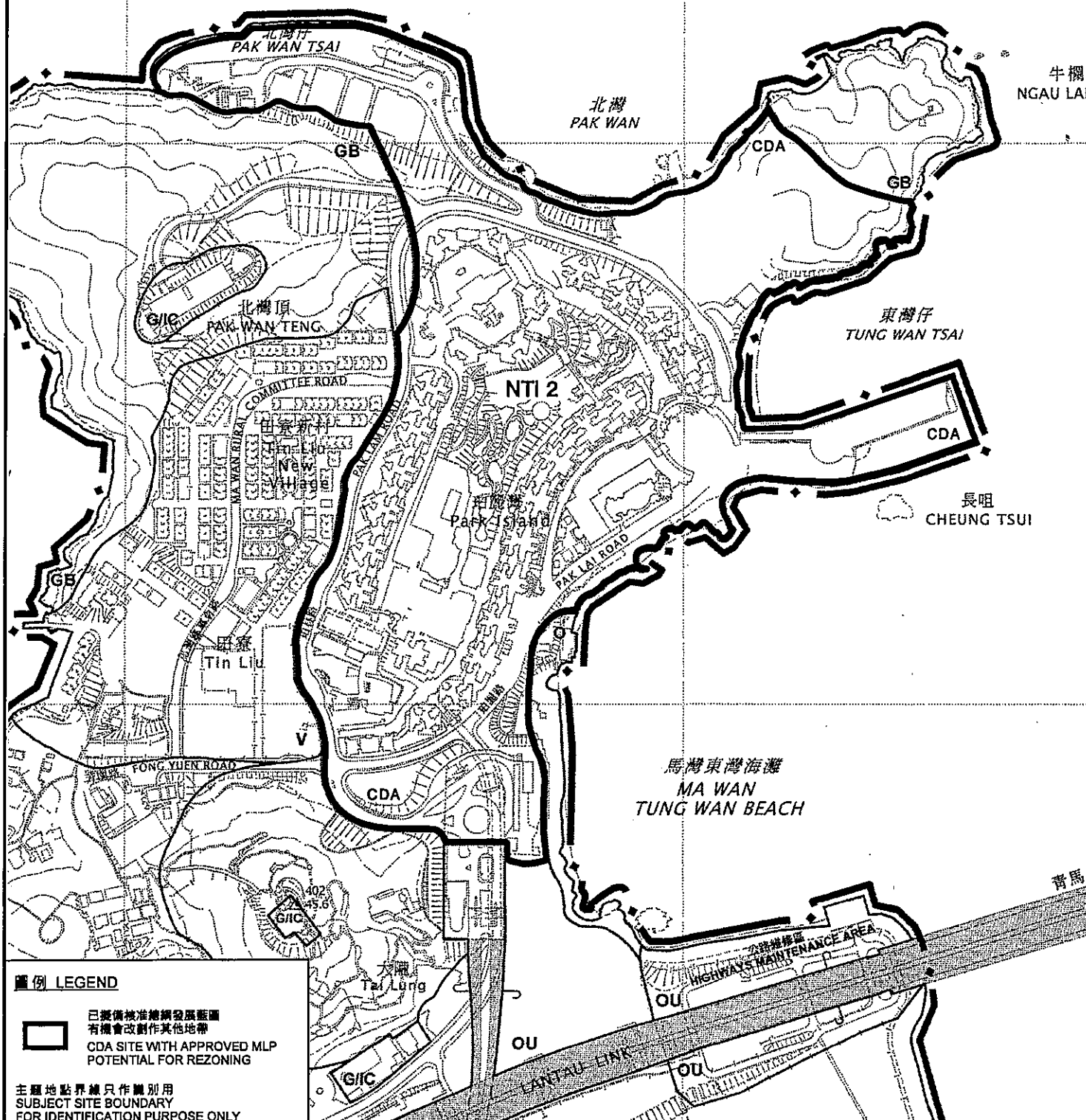
SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
60



圖例 LEGEND



已提供核准總綱發展藍圖
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

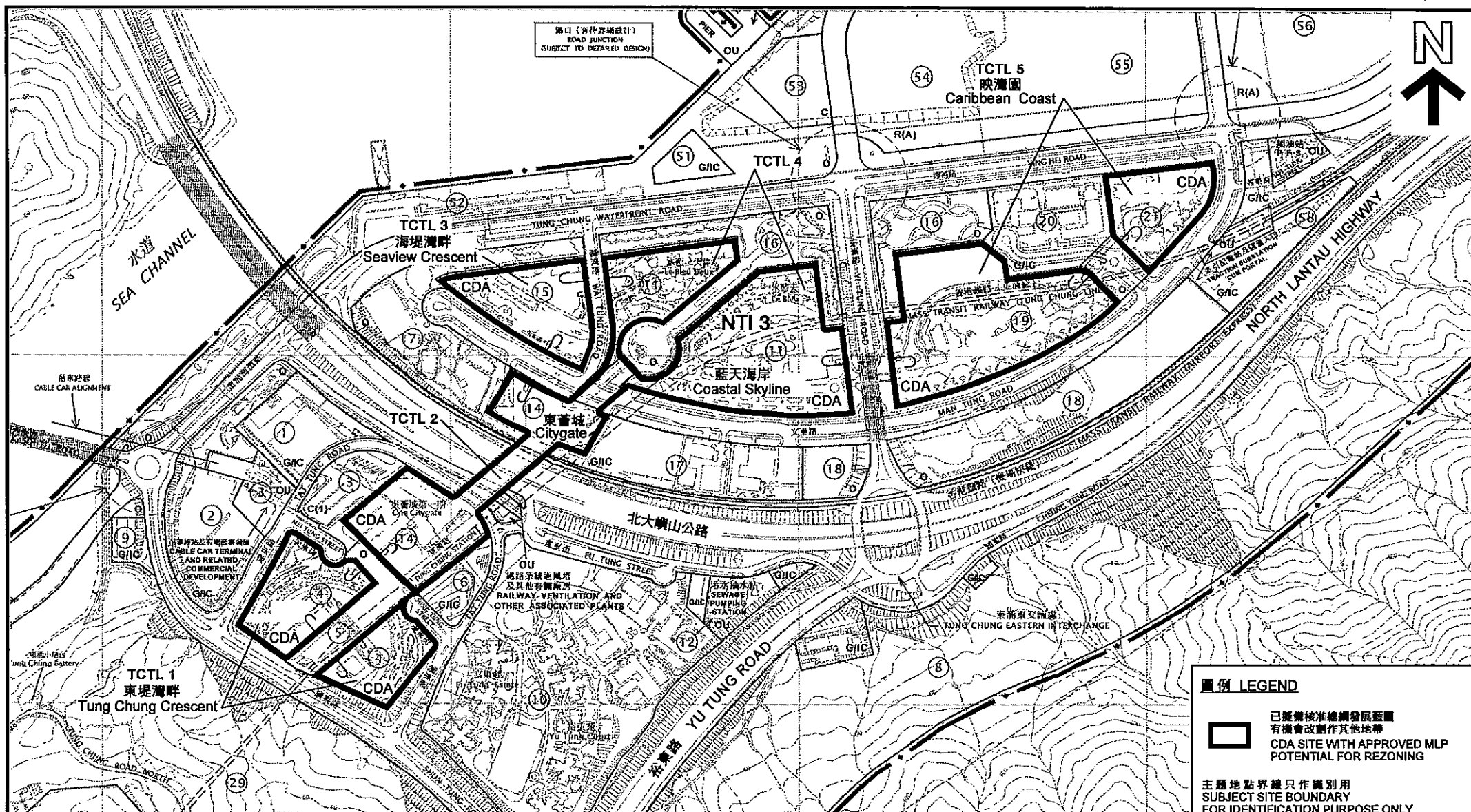


參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
61

本摘要圖於2014年2月28日擬備，
所根據的資料為於2009年6月2日
核准的分區計劃大綱圖編號S/I-MWI/14

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/I-MWI/14 APPROVED ON 2.6.2009



平面圖 SITE PLAN

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

本摘要圖於2014年2月28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

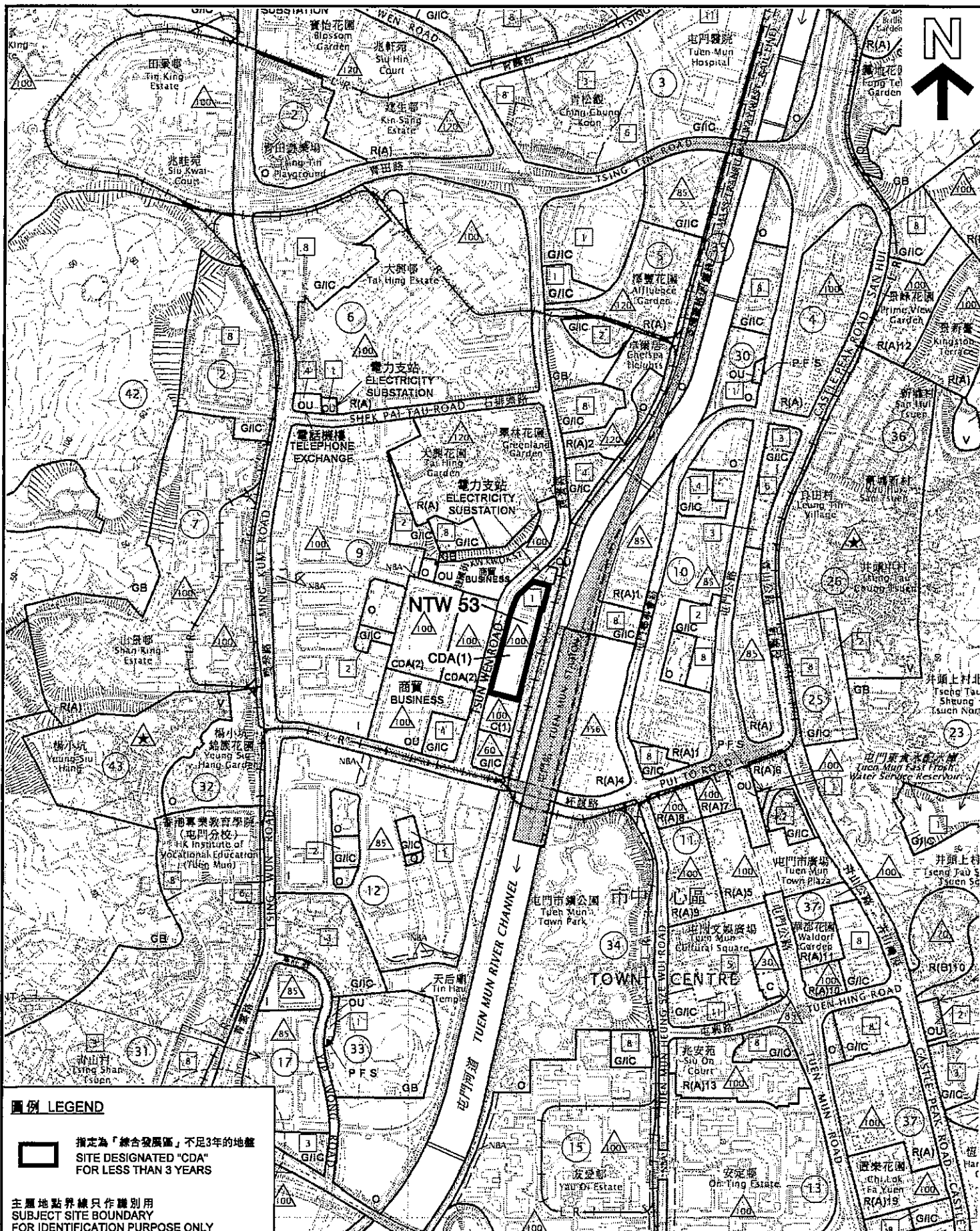
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/I-TCTC/18 APPROVED ON 1.6.2010

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
62



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 53
新界屯門震寰路東面

CDA SITE REF. No. NTW 53
EAST OF TSUN WEN ROAD
TUEN MUN, NEW TERRITORIES

SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/NT/14/3

圖 PLAN

63

本摘要圖於2014年2月28日製備，
所根據的資料為於2013年3月12日
核准的分區計劃大綱圖編號S/TM/31

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TM/31 APPROVED ON 12.3.2013



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 54
新界屯門震寰路西面

CDA SITE REF. No. NTW 54
WEST OF TSUN WEN ROAD
TUEN MUN, NEW TERRITORIES

SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
64

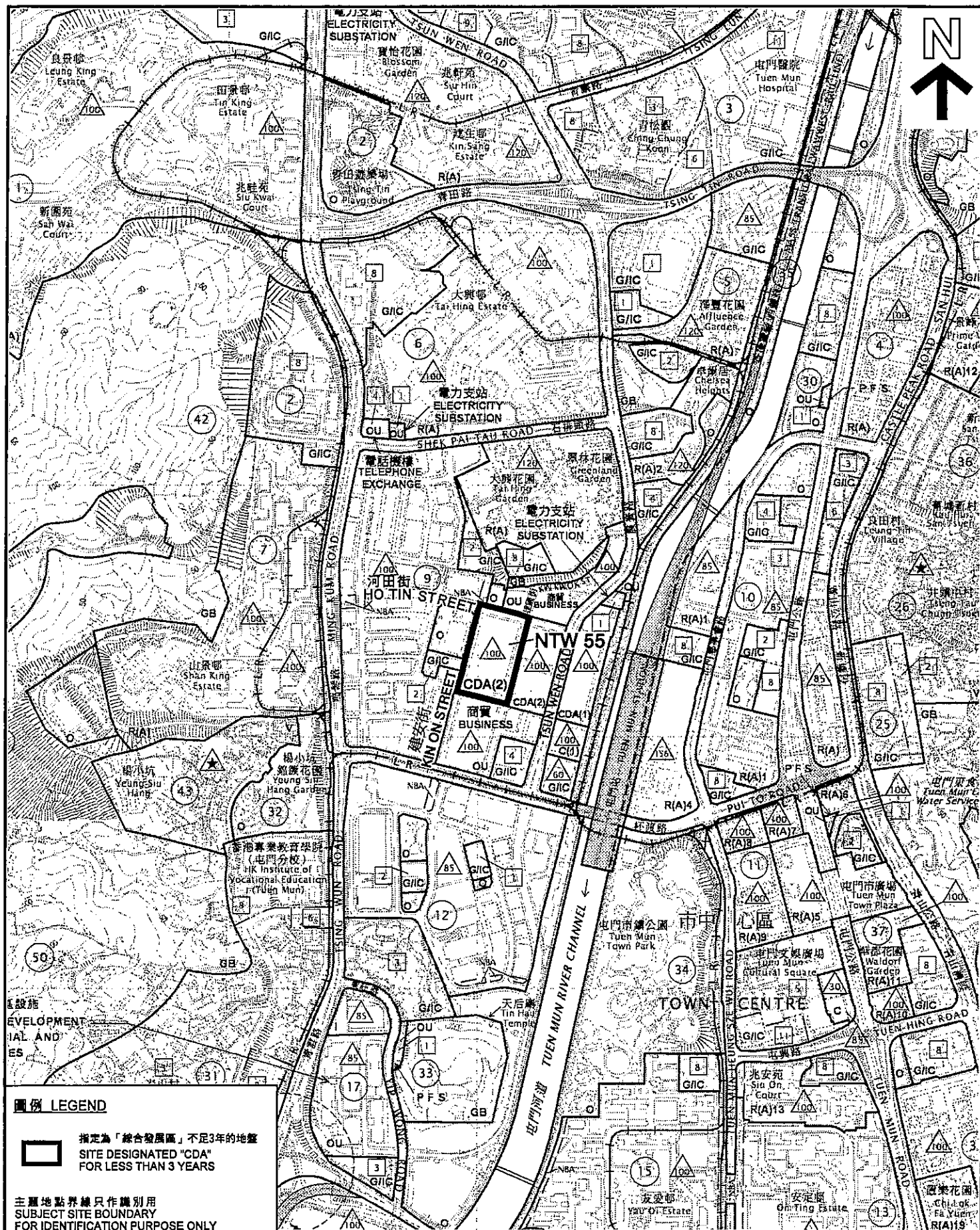
本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年3月12日
核准的分區計劃大綱圖編號S/TM/31
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TM/31 APPROVED ON 12.3.2013

圖例 LEGEND



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

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



圖例 LEGEND



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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 55
新界屯門
河田街及建安街交匯處
CDA SITE REF. No. NTW 55
J/O HO TIN STREET AND KIN ON STREET
TUEN MUN, NEW TERRITORIES

SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



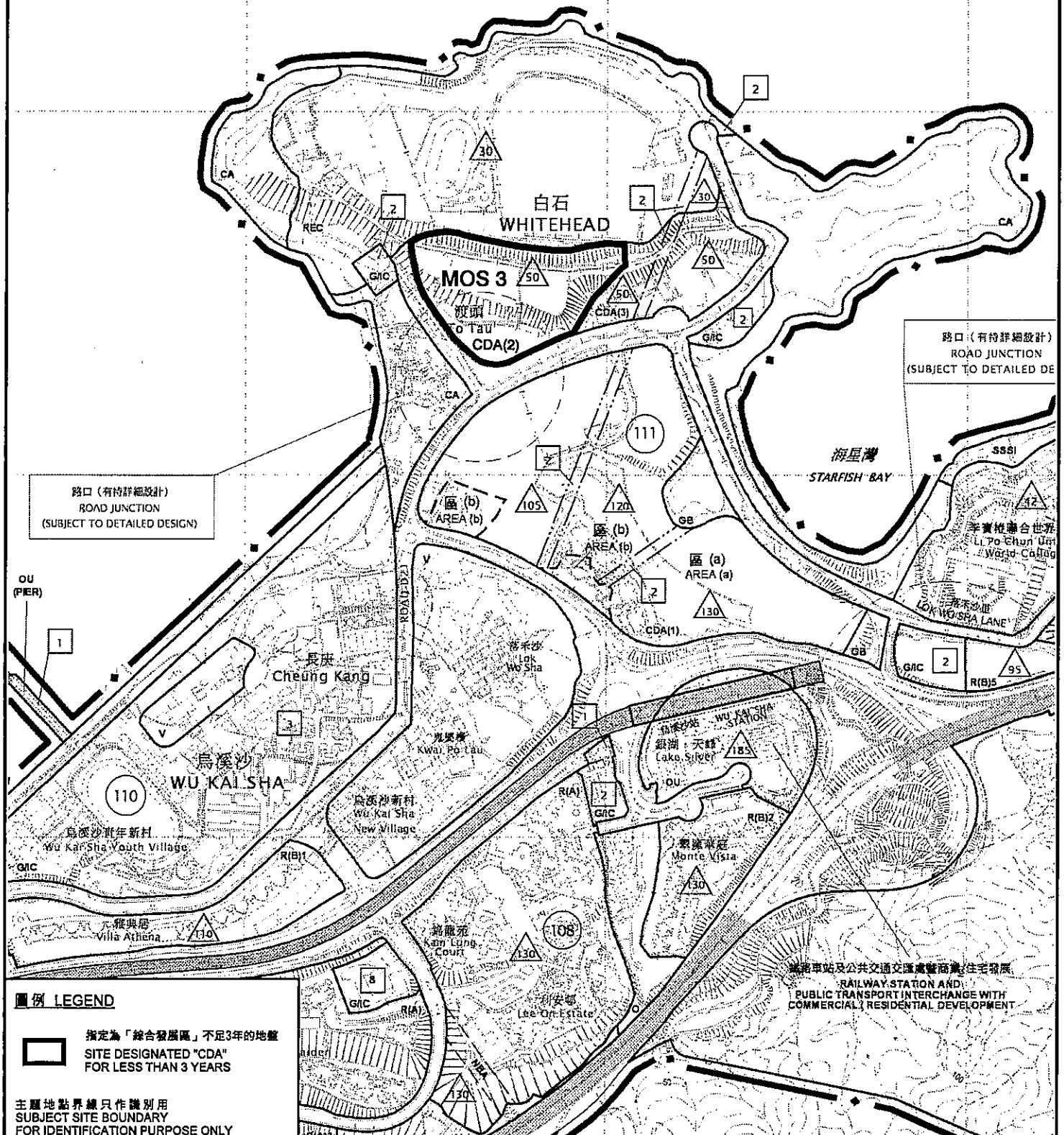
參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
65

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年3月12日
核准的分區計劃大綱圖編號S/TM/31
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TM/31 APPROVED ON 12.3.2013



烏龜沙咀
WU KWAI SHA TSUI



平面圖 SITE PLAN

綜合發展區地盤參考編號 MOS 3
新界沙田馬鞍山白石陸岬西南部

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

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



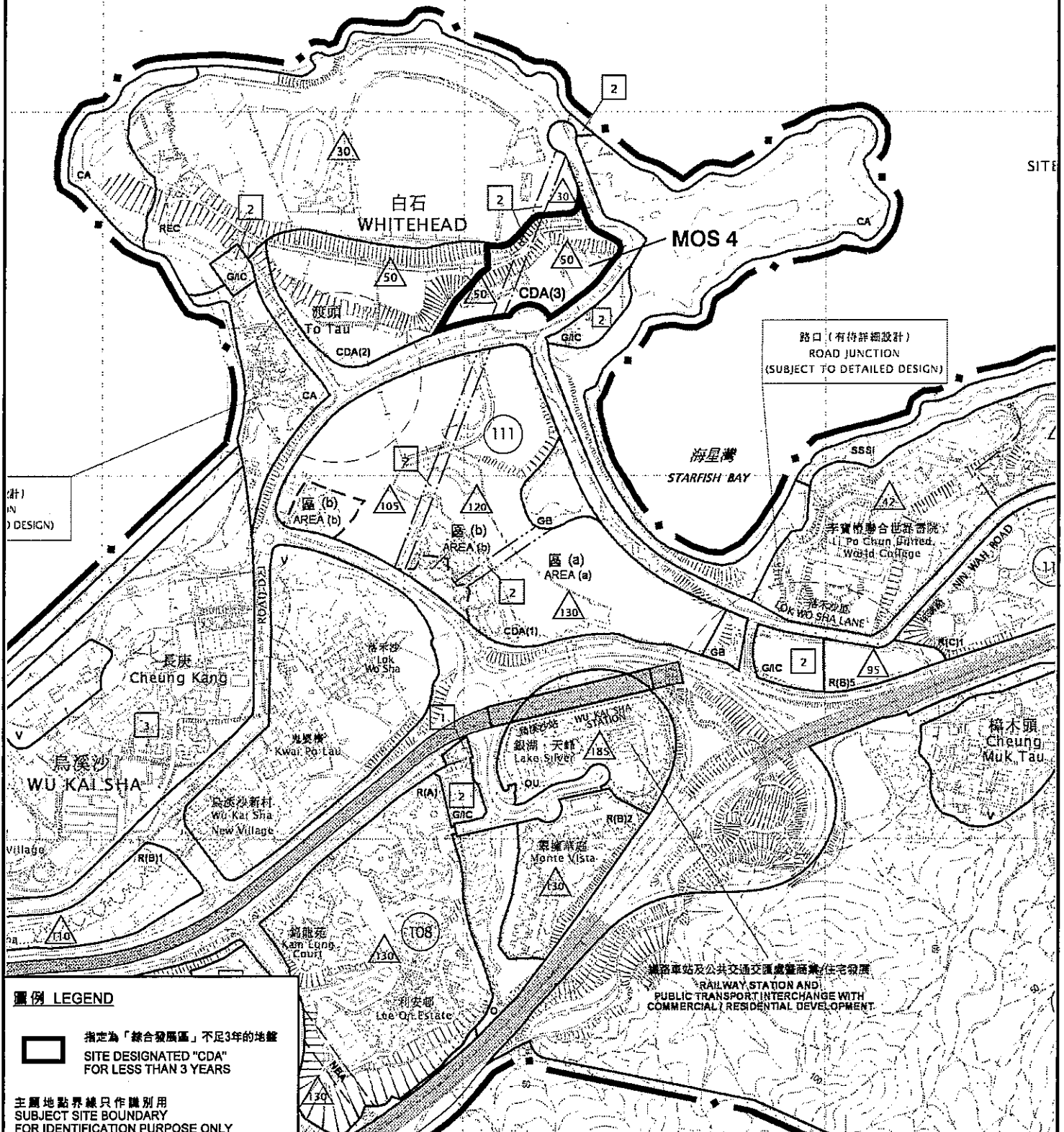
參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
66

本摘要圖於2014年3月7日擬備，
所根據的資料為於2014年3月7日
展示的分區計劃大綱圖編號S/MOS/19
EXTRACT PLAN PREPARED ON 7.3.2014
BASED ON OUTLINE ZONING PLAN No.
S/MOS/19 EXHIBITED ON 7.3.2014



烏龜沙咀
WU KWAI SHA TSUI



平面圖 SITE PLAN

綜合發展區地盤參考編號 MOS 4
新界沙田馬鞍山白石陸岬東南部
CDA SITE REF. No. MOS 4
SOUTHEASTERN PART OF WHITEHEAD HEADLAND
MA ON SHAN
SHA TIN, NEW TERRITORIES

SCALE 1:7 500 比例尺

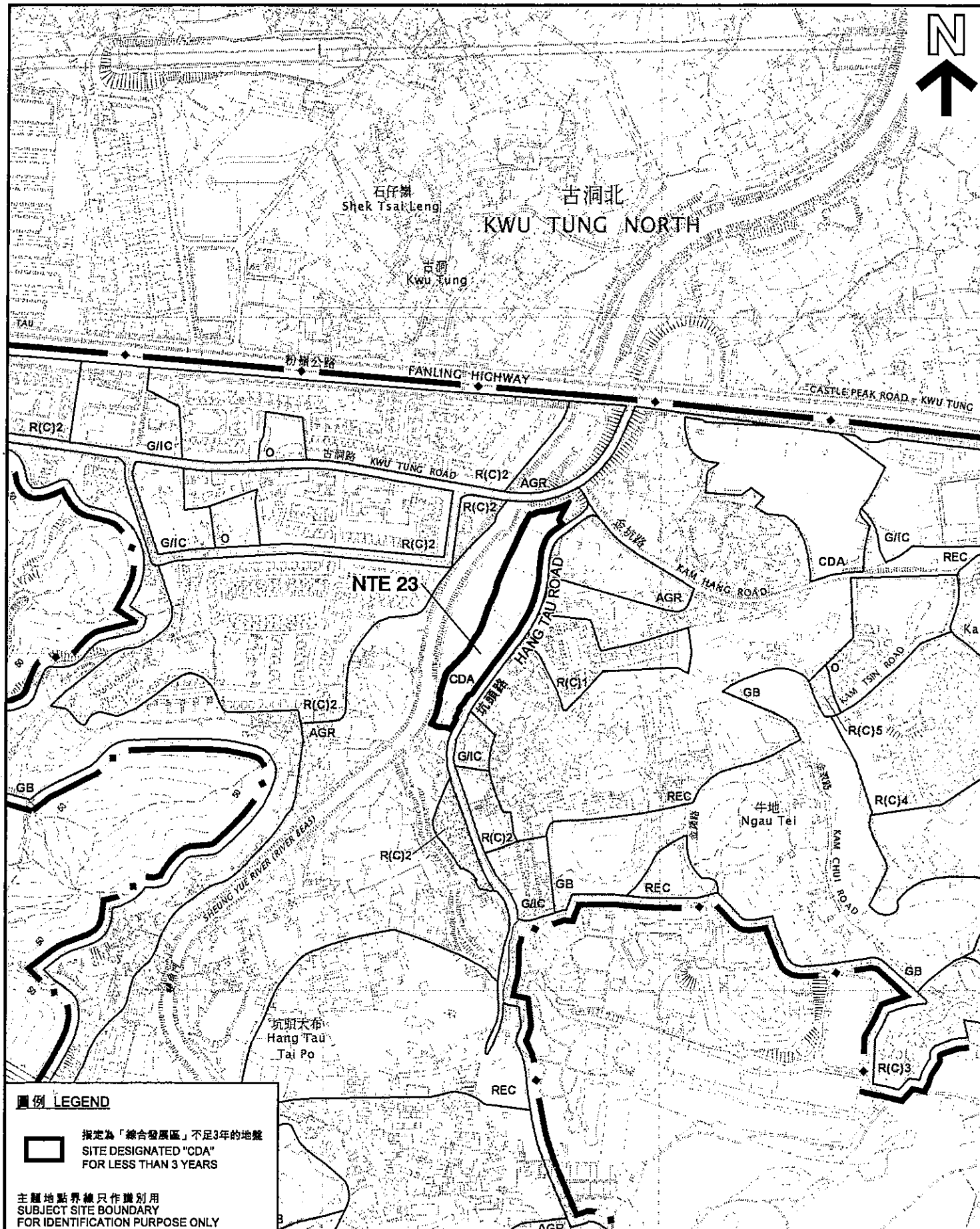
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
67

本摘要圖於2014年3月7日擬備，
所根據的資料為於2014年3月7日
展示的分區計劃大綱圖編號S/MOS/19
EXTRACT PLAN PREPARED ON 7.3.2014
BASED ON OUTLINE ZONING PLAN No.
S/MOS/19 EXHIBITED ON 7.3.2014



圖例 LEGEND



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

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

平面圖 SITE PLAN

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

SCALE 1:7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/3

圖 PLAN
68

本摘要圖於2014年2月28日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/NE-KTS/14
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/14 APPROVED ON 7.1.2014



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 19
新界粉嶺前皇后山軍營

CDA SITE REF. No. NTE 19
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/NT/14/3

圖 PLAN
69

本摘要圖於2014年2月28日擬備，
所根據的資料為於2012年3月16日
展示的分區計劃大綱圖編號 S/NE-LYT/15
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/NE-LYT/15 EXHIBITED ON 16.3.2012