

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

**RNTPC Paper No. 4/12  
For Consideration by the  
Rural and New Town Planning Committee on 16.3.2012**

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

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

**1. PURPOSE**

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

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

**2. BACKGROUND**

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

**3. CURRENT SITUATION**

- 3.1 There are a total of 66 “CDA” sites in the New Territories by the end of March 2012(**Plans 1 to 4**). These include 3 “CDA” sites designated for less than 3 years (i.e. the site north-east of Long Tin Road (NTW50), the site west of Yung Yuen Road and North of Long Tin Road (NTW51) and the site north-west of Long Ping Road (NTW52), Yuen Long. These 3 sites are new “CDA” sites designated on the Ping Shan Outline Zoning Plan (OZP) which was gazetted on 5.11.2010 (**Plan 64**).

- 3.2 The review has examined 63 “CDA” sites that have been designated for more than 3 years by the end of March 2012, as follows:

|   |    |
|---|----|
| (i) “CDA” Sites With No Approved Master Layout Plan (MLP) | 29 |
| (ii) “CDA” Sites With Approved MLP                        | 34 |
| Total   | 63 |



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

3.3 The Committee had previously agreed in principle to rezone 9 "CDA" sites to appropriate uses, but the rezoning exercise has not been completed for some of these sites. The current progress of these sites is highlighted below.

- a) on 15.3.2002, the Committee agreed in principle to rezone 4 "CDA" sites in Ha Tsuen (NTW 10, NTW 11, NTW 12 and NTW 13) (**Plan 26**) to "Residential (Group E)" ("R(E)") due to fragmented ownership of the sites. However, the rezoning has been held in abeyance pending the Planning and Engineering Study on the Hung Shui Kiu New Development Area (HSK NDA Study) as announced in the 2007-2008 Policy Address. These 4 sites fall within the study area. The HSK NDA Study has commenced in August 2011 and is scheduled for completion in 2014;
- b) the Committee has agreed to rezone the Former Burma Lines Military Sites at Fanling (NTE 19) (**Plan 27**) to other appropriate zonings. The site once be included in the Application List, but later be removed from the List as it was the Administration's latest intention in 2010 to develop the site for tertiary educational use. On 24.2.2012, 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. A minor portion (mainly vegetated woodland and slopes) of the CDA site is rezoned to "Green Belt". The progress of the site is deliberated in paragraph 4.1.3 (b) below;
- c) on 15.3.2002 and 21.3.2003, the Committee agreed in principle to rezone the "CDA" site at Tak Yip Street, Yuen Long (NTW 20) (**Plan 56**) and the "CDA" site in Yuen Long New Town (YL-A1) (**Plan 57**) respectively to reflect the completed residential uses on the sites. The progress of the 2 sites is deliberated in paragraph 4.2.3(a) below; and
- d) On 18.3.2011, the Committee agreed in principle to rezone the "CDA" site at the junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Lam Tei, Tuen Mun (NTW 29) (**Plan 58**) and the southern part of the "CDA" site east of Ping Ha Road and north of Castle Peak Road, Ping Shan (NTW 44) (**Plan 59**). Proposed amendments to the OZP will be submitted to the Committee for consideration in due course.

#### 4. THE REVIEW

##### 4.1 "CDA" Sites with No Approved MLP (Total: 29)

###### *Sites Proposed for Retention (Total 22)*

4.1.1 There are a total of 29 "CDA" sites designated for more than 3 years with no approved MLP. 22 of them are proposed for retention and the status of these sites are summarised as follows (**Appendix I**):

- a) proposals for 4 sites are actively being pursued with MLPs being prepared (NTE 20, NTW 17, NTW 18 and SK 3);

- b) approved MLPs for 5 sites have lapsed and the applicants are reviewing the development proposals for the sites (NTW21, NTE 9, YL-A2, YL-A3 and SK-A1) ;
- c) review of land use proposals for 5 sites are subject to the findings of the on-going or proposed planning studies ((NTE 8, NTE 10, NTE 11 and NTE 12, as 1 "CDA" site), NTE 17, NTW 14, NTW 15 and NTW 23); and
- d) 8 sites are subject to such concerns as traffic, environmental and/or visual impacts which need to be properly addressed (NTW 9, NTW 36, NTW 40, NTW 43, SK 6, SK 7, TKO 1 and NTI 5).

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

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

4.1.3 Five "CDA" sites have been agreed for rezoning. Details of these five sites are at **Appendix II** and highlighted as follows:

- a) on 15.3.2002, the Committee agreed in principle to rezone the 4 "CDA" sites in Ha Tsuen (NTW 10, NTW 11, NTW 12 and NTW 13) (**Plan 26**) to "R(E)". However, it was announced in the 2007-2008 Policy Address that the HSK NDA Study would be conducted and the 4 "CDA" sites fall within the study boundary. The HSK NDA Study has commenced in August 2011 and is scheduled for completion in 2014. It is considered prudent to hold back the rezoning until completion of the study so as not to pre-empt the findings of the study; and
- b) the Former Burma Lines Military Sites at Fanling (NTE 19) (**Plan 27**) has been zoned "CDA" since 1999 for comprehensive development for a residential cum open space development. On 24.2.2012, the Committee agreed to rezone a major portion of the site from "CDA" to "G/IC (2)" to facilitate the proposed post-secondary college(s) and/or international school development. The operators of the educational use will be required to submit planning application together with detailed technical assessments such as traffic impact assessment and sewerage impact assessments to address other infrastructural concerns. A minor portion (mainly vegetated woodland and slopes) of the CDA site is rezoned to "Green Belt".

*Sites Proposed for Rezoning (Total: 2)*

4.1.4 On 18.3.2011, Members noted that 3 "CDA" sites i.e. the "CDA" site at Ma Liu Shui San Tsuen (NTE 9) (**Plan 18**), the "CDA" site abutting Tung Wui Road and Kam Po Road, Kam Tin (NTW 49) (**Plan 28**) and the "CDA" site at Whitehead Headland, Ma On Shan, (MOS 1) (**Plan 29**) have the potential for rezoning. Members also noted that PlanD would conduct a review on the site at Ma Liu Shui San Tsuen (NTE 9). Upon initial review, it is noted that the existing soya sauce factory is still actively in use and the previous intention of redeveloping the existing factory to accommodate another soya sauce factory is still valid. As such, PlanD considers that it would be more appropriate to retain the "CDA" zoning. Detailed justifications for retaining the "CDA" zone for the site (NTE 9) are at **Appendix I**.

4.1.5 The remaining two “CDA” sites proposed for rezoning are shown at **Appendix III** and summarised as follows:

- (a) the “CDA” site abutting Tung Wui Road and Kam Po Road, Kam Tin (NTW 49) (**Plan 28**) comprises Areas (a) and (b) based on a land use review conducted in 2006. Building development is confined to Area (a). Area (b), comprising existing trees and abandoned meander retained under the drainage project that require preservation, is designated as landscaped area for public use where no building development is permitted. On 8.7.2009, an application (No. A/YL-KTS/472) for a low-rise residential development of 13 houses was submitted, but consideration of the application was deferred twice at the request of the applicant on 4.9.2009 and 20.11.2009. On 19.3.2010, the 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, the Director of Leisure and Cultural Services confirmed that the public landscaped area should be separated from the private residential development under the prevailing POS policy. In this regard, amendment to the “CDA” zoning of the site is required. On 3.5.2011, at the request of the Board, the CE in C has referred the approved Kam Tin South OZP to the Board for amendment. Details of the rezoning of the site are being considered together with the latest land use proposals in the surrounding areas. Proposed zoning amendments will be submitted to the Committee in due course; and
- (b) in the “Feasibility Study for Housing Development at Whitehead and Lee On in Ma On Shan, Sha Tin” which was completed in 2002, the “CDA” site at Whitehead Headland, Ma On Shan, (MOS 1) (**Plan 29**) is identified to be suitable for recreational or recreational cum residential development. On 30.4.2009, the Development and Housing Committee of Sha Tin District Council (STDC) passed a motion to request the Government to set up a departmental working group with STDC to take forward the development of the site for themed recreational uses. STDC then commissioned a consultancy study in 2010 on the future recreational uses of the site. The study was completed in early 2011. The findings of the study indicated that there is a preference for recreational-cum-hotel uses. PlanD has also undertaken a preliminary planning review which shows that the site could be split into two portions for recreational and residential uses respectively. In this regard, proposed zoning amendment of the site to “Recreation”, “CDA(2)” and “CDA(3)” has been submitted and agreed by the Committee on 10.2.2012. The proposed amendments were gazetted on 24.2.2012 under section 5 of the Town Planning Ordinance.

## 4.2 “CDA” Sites with Approved MLP (Total: 34)

- 4.2.1 Among the 34 “CDA” sites that have been designated for more than 3 years with approved MLP, 26 sites are proposed for retention, 4 sites have been agreed for rezoning, 3 sites are proposed for rezoning and 1 site has potential for rezoning.

*Sites Proposed for Retention (Total: 26)*

- 4.2.2 26 “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 IV** and their locations are shown on **Plans 30 to 55**. A summary of these sites is as follows:
- a) 6 sites with construction works in progress or the developments partially completed (NTW 6, NTE 4, NTE 22, MOS 2, TKO-A1 and NTI 1);
  - b) 5 sites with building plans approved or under preparation ( NTW 37, NTW 38, NTW 41, YL-A4 and NTE 1);
  - c) 12 sites with land exchange/lease modification being processed or completed (NTW 5, NTW 8, NTW 31, NTW 33, NTW 39, NTW 42, NTE 14, NTE 15, NTE 18, NTE 21, SK 4 and SK 5);
  - d) 1 sites with (minor) amendments to approved MLP (NTE 5); and
  - e) 2 sites showing signs of implementation with MLPs approved in 2009-2010 (NTW3 and NTE 13).

*Sites already Agreed for Rezoning (Total: 4)*

- 4.2.3 There were 4 “CDA” sites (NTW 20, YL-A1, NTW 29 and NTW 44) previously agreed by the Committee for rezoning. The progress of the 4 “CDA” sites are detailed in **Appendix V** and highlighted below:
- a) since the residential developments of the “CDA” site at Tak Yip Street, Yuen Long New Town (NTW 20), known as the Parcville (**Plan 56**), and Yuen Long New Town (YL-A1), known as Yoho Town 1, (**Plan 57**) 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; and
  - b) the Committee 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 58**), to the east of Ping Ha Road and north of Castle Peak Road, Ping Shan (NTW 44) (**Plan 59**) to appropriate zonings to reflect the completed residential uses. 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.

*Sites Proposed for Rezoning (Total: 3)*

- 4.2.4 The subject site is located at Castle Peak Road, Hung Shui Kiu, Yuen Long (NTW 22) (**Plan 60**), which falls within the study area of the HSK NDA Study. The main part of the site is covered by an approved scheme (No. A/YL-TYST/322) for comprehensive residential development. The construction work of the residential



development has completed and all the planning conditions have been complied with. However, there are some residual private lots on the western, southern and eastern edges of the "CDA" zone which are not covered by the approved scheme. The "CDA" zone is therefore proposed to be rezoned to appropriate zonings. The zoning of the residual portion of the site would also be reviewed. Proposed amendments to the "CDA" zone would be submitted to the Committee for consideration in due course.

4.2.5 On 18.3.2011, the Committee noted that the site to the northeast of Lingnan University Main Campus at Fu Tei, Tuen Mun (NTW 32A) (**Plan 61**) and the site at Tung Wan and Tung Wan Tsai, Ma Wan Island (NTI 2) (**Plan 62**) have potential for rezoning. As developments on the concerned "CDA" zones have been completed, they are proposed for rezoning to appropriate zonings. Detailed justifications for the rezoning are at **Appendix VI** and summarized as follows:

- a) the site to the northeast of Lingnan University Main Campus at Fu Tei, Tuen Mun (NTW 32A) (**Plan 61**) under approved planning application (No. A/TM/310) for comprehensive residential development is divided into 2 phases. Both phases are covered by approved MLP. The lease for Phase I of the site (TMTL 399) was executed on 1.3.2002 while the lease for Phase II has yet to be submitted by the developer. Phase I of the development, known as Beneville, has been completed and proposed amendments to the OZP will be submitted to the Committee for consideration when appropriate; and
- b) the comprehensive development of the site at Tung Wan and Tung Wan Tsai, Ma Wan Island (NTI 2) (**Plan 62**) is required to take account of various constraints, such as restricted vehicular access, traffic and rail noise from the Lantau Link. The latest approved MLP was deposited in the Land Registry in July 2007. The MLP reflects the scheme of Application No. A/I-MWI/38. Lease modification was approved on 26.2.1999. The building works of the Park Island (No. A/I-MWI/38) have been substantially completed. The 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. Proposed amendments to the OZP will be submitted to the Committee for consideration upon the compliance of the approval conditions.

*Site has Potential for Rezoning (Total:1)*

4.2.6 The development of the "CDA" zone in Tung Chung Town Centre (TCTL 1, 2, 3, 4 & 5) (NTI 3) (**Plan 63**) has completed. All the approval conditions of the approved scheme (Application No. A/I-TCTC/28) have been complied with and the Certificate of Compliance has been issued by Lands Department. The "CDA" has the potential for rezoning to other appropriate zones to reflect its as-built conditions.

#### *Questionnaires*

4.2.7 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 2011/early 2012 in order to have a better understanding on the implementation of the sites. The Planning Department has received a total of 6

replies.

4.2.8 From the replies, the followings are noted:

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

#### 4.3 Summary

The following table summarises the proposals of the current review:

|   | <b>With No<br/>Approved MLP</b> | <b>With<br/>Approved MLP</b> | <b>Total</b> |
|---|---------------------------------|------------------------------|--------------|
| <b>No. of Sites Proposed for Retention</b>                          | 22<br>(Appendix I)              | 26<br>(Appendix IV)          | 48           |
| <b>No. of Sites Already Agreed for Rezoning</b>                     | 5<br>(Appendix II)              | 4<br>(Appendix V)            | 9            |
| <b>No. of Sites Proposed for Rezoning</b>                           | 2<br>(Appendix III)             | 3<br>(Appendix VI)           | 5            |
| <b>No. of Sites have Potential for Rezoning</b>                     | -                               | 1<br>(Appendix VII)          | 1            |
| <b>Total number of "CDA" sites designated for more than 3 years</b> |                                 |                              | 63           |

### 5. CONSULTATION

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

### 6. DECISION SOUGHT

6.1 Members are requested to :

- a) note the findings of the review of the sites designated "CDA" on statutory plans in the New Territories;
- b) agree to the retention of the "CDA" designation for the sites mentioned in paragraphs 4.1.1 and 4.2.2 and detailed at **Appendices I and IV**;
- c) note the agreement of the Committee to rezone the sites mentioned in

paragraphs 4.1.3 and 4.2.3 and detailed at **Appendices II and V**;

- d) agree in-principle to the proposed rezoning of the “CDA” sites in paragraphs 4.1.5, 4.2.4 and 4.2.5 and detailed at **Appendices III and VI**; and
- e) note the site with potential for rezoning in paragraph 4.2.6 and detailed at **Appendix VII**.

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

## **ATTACHMENTS**

|                      |  |
|----------------------|--|
| <b>Appendix I</b>    | List of “CDA” Sites with No Approved MLP and Proposed for Retention      |
| <b>Appendix II</b>   | List of “CDA” Sites with No Approved MLP and already Agreed for Rezoning |
| <b>Appendix III</b>  | List of “CDA” Site with No Approved MLP and Proposed for Rezoning        |
| <b>Appendix IV</b>   | List of “CDA” Sites with Approved MLP and Proposed for Retention         |
| <b>Appendix V</b>    | List of “CDA” Sites with Approved MLP and already Agreed for Rezoning    |
| <b>Appendix VI</b>   | List of “CDA” Site with Approved MLP and Proposed for Rezoning           |
| <b>Appendix VII</b>  | “CDA” Site with Approved MLP and with Potential for Rezoning             |
| <b>Plan 1</b>        | Location Plan of “CDA” Sites in Tuen Mun and Yuen Long District          |
| <b>Plan 2</b>        | Location Plan of “CDA” Sites in Sha Tin, Tai Po and North District       |
| <b>Plan 3</b>        | Location Plan of “CDA” Sites in Sai Kung and Islands District            |
| <b>Plan 4</b>        | Location Plan of “CDA” Sites in Ma Wan                                   |
| <b>Plans 5 to 64</b> | Extract Plans of Individual “CDA” Sites                                  |

**Planning Department**  
**March 2012**



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

(Total: 22, including NTW 9, NTW 14, NTW 15, NTW 17, NTW 18, NTW 21  
 NTW 23, NTW 36, NTW 37, NTW 40, NTW 43, YL-A2, YL-A3, NTE 8, NTE 10  
 NTE 11, NTE 12, NTE 17, NTE 20, SK 3, SK 6, SK 7, TKO 1, NTI 5 & SK-A1)

| Site Ref. No.      | Location (Site Area)   | No. of Years Designated "CDA" | Justifications for Retention   |
|--------------------|--|-------------------------------|--|
| NTW 9<br>(Plan 5)  | TMTL 426<br>(Government Land)<br>Lok On Pai<br>Ex-desalting<br>Plant, Tsing Fat<br>Street, Tuen Mun,<br>New Territories<br><br>(9.00 ha) | 17                            | <ul style="list-style-type: none"> <li>The site was first designated on 22.4.1994. The boundary was adjusted to facilitate the development of a salt water pumping station on 19.4.2002 and further adjusted on 16.10.2009 to reflect the recommendations of Tuen Mun East Study.</li> <li>The site is Government land.</li> <li>As recommended in the "Planning and Engineering Review of Potential Housing Sites in Tuen Mun East Area" (Tuen Mun East Study), a max. plot ratio (PR) of 1.3 and max. building height of +41mPD have been imposed for the site on the Tuen Mun Outline Zoning Plan (OZP) on 16.10.2009.</li> <li>Included in the Master List of Potential Land Sale Sites for Private Housing Development and is scheduled for disposal in 2015/2016.</li> <li>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.</li> </ul> |
| NTW 14<br>(Plan 6) | South of Tin Wah<br>Road, Ha Tsuen,<br>Yuen Long, New<br>Territories<br><br>(15.46 ha)   | 17                            | <ul style="list-style-type: none"> <li>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.</li> <li>It is inappropriate to change the land use zoning of the sites at this juncture.</li> </ul>  |
| NTW 15<br>(Plan 7) | East of Tung Tau<br>Tsuen, Ha Tsuen,<br>Yuen Long, New<br>Territories<br><br>(6.59 ha)   | 17                            | <ul style="list-style-type: none"> <li>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.</li> <li>It is inappropriate to change the land use zoning of the sites at this juncture.</li> </ul>  |
| NTW 17<br>(Plan 8) | South of Tam Mei<br>Barracks, Ngau<br>Tam Mei, Yuen<br>Long, New<br>Territories<br><br>(19.68 ha)  | 17                            | <ul style="list-style-type: none"> <li>The proposed Northern Link will run next to the site. The railway will increase the development potential of the site whilst imposing environmental constraints such as noise impact on the nearby areas. The "CDA" zoning is considered appropriate in addressing the environmental concerns.</li> <li>An application (No. A/YL-NTM/223) covering the northern portion of the "CDA" zone for a low-rise residential development of 136 houses was rejected by the Rural and New Town Planning Committee (RNTPC) on 19.6.2009. The applicant had subsequently lodged a review under s.17 of the Town Planning Ordinance (TPO) but the applicant withdrew the review on 23.8.2010.</li> </ul>  |

| Site Ref. No.       | Location (Site Area)  | No. of Years Designated "CDA" | Justifications for Retention  |
|---------------------|---|-------------------------------|---|
|                     |   |                               | <ul style="list-style-type: none"> <li>As the "CDA" proposal is actively being pursued, and in view of the potential environmental concerns, it is inappropriate to change the land use zoning of the site at this juncture.</li> </ul>   |
| NTW 18<br>(Plan 9)  | East of Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long, New Territories<br>(9.62 ha)   | 17                            | <ul style="list-style-type: none"> <li>On 3.11.1995, the RNTPC considered a s.16 application (No. A/YL-NTM/3) for a comprehensive residential development for the site and decided to defer the consideration of the case pending the applicant's submission of detailed impact assessment and mitigation proposals. The application was withdrawn on 27.12.2001.</li> <li>On 26.3.2009, an application (No. A/YL-NTM/235) for the "CDA" site for low-rise residential development of 193 houses was submitted, but the applicant subsequently withdrew the application on 7.3.2011.</li> <li>The proposed Northern Link will run across the site. The railway will increase the development potential of the site whilst imposing environmental constraints such as noise impact on the nearby areas.</li> <li>As the "CDA" proposal is actively being pursued, and in view of the potential environmental concerns, it is inappropriate to change the land use zoning of the site at this juncture.</li> </ul>  |
| NTW 21<br>(Plan 10) | Lots 2744ARP, 2744BRP and adjoining Government land in DD 124, Tan Kwai Tsuen Road, Yuen Long, New Territories<br>(0.99 ha) | 15                            | <ul style="list-style-type: none"> <li>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.</li> <li>The site was granted with planning permission for residential development by the RNTPC under Application No. A/YL-TYST/14 on 11.7.1997 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.</li> <li>Application No. A/YL-TYST/292 for minor amendments to the approved scheme under Application No. A/YL-TYST/14 was submitted on 19.5.2005 and approved with conditions by the Director of Planning (D of Plan) on 26.9.2005 under the delegated authority of the Town Planning Board (TPB), with validity period up to 26.9.2009. Owing mainly to the need to resolve the road access issue, the land exchange has yet been finalized and the approved development cannot be regarded as commenced. The planning permission lapsed on 26.9.2009. Meanwhile, the applicant is reviewing the development proposal with a view to submitting a fresh planning application and Master Layout Plan (MLP) for the consideration of the TPB.</li> <li>As the "CDA" proposal is actively being pursued, it is inappropriate to rezone the site at this juncture.</li> </ul> |
| NTW 23<br>(Plan 11) | West of Hung Tin Road, Hung Shui Kiu, Yuen Long, New Territories<br>(3.63 ha)   | 18                            | <ul style="list-style-type: none"> <li>The site was zoned "Other Specified Use" annotated "LRT Facilities with Possible Commercial and Residential Development to include Bus Terminus, Public Multi-storey Carpark, Indoor Recreation Centre and Market" on the Hung Shui Kiu Layout Plan (LP) No. L/YL-HSK/2 which was considered to be essential for the maintenance of the Light Rail system. The MLP for the site was once approved by the RNTPC on 8.8.1997 but the approval for the application</li> </ul>   |

| Site<br>Ref. No.    | Location<br>(Site Area)  | No. of Years<br>Designated "CDA" | Justifications for Retention   |
|---------------------|--|----------------------------------|--|
|                     |  |                                  | <p>(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.</p> <ul style="list-style-type: none"> <li>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.</li> <li>The site is located at the junction of Hung Tin Road and Castle Peak Road and is subject to traffic noise impact.</li> <li>It is inappropriate to change the land use zoning of the site at this juncture.</li> </ul>  |
| NTW 36<br>(Plan 12) | Area 112, Tin Shui Wai, New Territories<br>(7.55 ha)   | 14                               | <ul style="list-style-type: none"> <li>The site is Government land.</li> <li>About 10,000m<sup>2</sup> of the site has been allocated for a Construction Industry Council Training Academy's training centre with a term of five years from 2009. Approval was granted by the TPB on 20.1.2012 to the Hong Kong Housing Society for temporary elderly community facilities together with ancillary facilities (e.g. retail shops, drive-in restaurant and bazaar) and a vocational training centre to be operated by Vocation Training Council for a period of 10 years on another part of the site which has an area of about 38,000m<sup>2</sup>.</li> <li>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 RNTPC on 13.3.2009.</li> <li>The programme for the disposal of this site for its permanent use is yet to be determined.</li> <li>As the site is located in close proximity to the Hong Kong Wetland Park (HKWP), "CDA" zoning should be retained to ensure the design of the proposed development would have no adverse impacts on the HKWP.</li> </ul> |
| NTW 40<br>(Plan 13) | Long Ha, Kam Tin, Yuen Long, New Territories<br>(11.28 ha)   | 12                               | <ul style="list-style-type: none"> <li>The site was rezoned to "CDA" to partially meet the objections to the draft Kam Tin North OZP No. S/YL-KTN/1 on 19.3.1999.</li> <li>The proposed Northern Link (NOL) will run near the site. The railway will increase the development potential of the site whilst imposing environmental constraints such as noise and dust to the nearby areas. Its alignment would be examined under the "Review and Update of the Second Railway Development Study" (the Study) conducted by the Highways Development to be completed in 2013. A land use review would be undertaken to ascertain the appropriateness of the "CDA" zone pending the findings on NOL under the Study.</li> <li>In view of the above, the "CDA" designation should be retained.</li> </ul>   |
| NTW 43<br>(Plan 14) | South-east of Tong Fong Tsuen and west of Ping Ha Road, Ping Shan, Yuen Long, New Territories<br>(1.65 ha) | 10                               | <ul style="list-style-type: none"> <li>The site was reverted from "Residential (Group E1)"("R(E)1") to "CDA" upon the decision of the TPB on 21.11.2001 to partially meet an objection. The amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 19.4.2002.</li> <li>The site is located to the west of Ping Ha Road, which is subject to severe traffic congestion.</li> <li>Given the size of the site and only a few land owners, there would be opportunities for comprehensive development to</li> </ul>   |

| Site Ref. No.          | Location (Site Area)  | No. of Years Designated "CDA" | Justifications for Retention  |
|------------------------|---|-------------------------------|---|
|                        |   |                               | allow for road widening to address the local traffic problem along Ping Ha Road. However, as no development proposal has been received since rezoning to "CDA", PlanD will review the "CDA" zoning 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.   |
| YL-A2<br><br>(Plan 15) | Area covering the West Rail Yuen Long Station and its Adjoining Area, Yuen Long, New Territories<br><br>(4.65 ha)   | 13                            | <ul style="list-style-type: none"> <li>The MLP was first approved with conditions by the RNTPC on 25.1.2002. Amendment to the MLP for a proposed comprehensive commercial/residential development on top of the proposed West Rail Yuen Long Station and the associated Public Transport Interchange under Application No. A/YL/125 was approved by the RNTPC on 28.1.2005. The planning permission lapsed on 29.1.2009.</li> <li>On 7.2.2006, a LegCo Case Conference was held to discuss Sun Yuen Long Centre residents' dissatisfaction about the proposed property development. The then Kowloon-Canton Railway Corporation (KCRC) agreed to explore ways to address the issue and revert back in due course.</li> <li>Two s.12A applications from nearby residents for rezoning the site to "Open Space" ("O") and "Government, Institution or Community" ("G/IC") were rejected by the RNTPC in 2006 and 2007 respectively.</li> <li>It has been stated in the 2007 Policy Address that the Government would review the approved schemes of the above-station property development projects at the Nam Cheong Station and the Yuen Long Station with a view to lowering their development intensities. A revised scheme presented by Development Bureau was discussed at the LegCo Panel on Development on 25.11.2008. The revised scheme was then presented by the Government in association with MTRCL to the Shap Pat Heung Rural Committee on 18.3.2009, Sun Yuen Long Centre residents on 23.3.2009 and Yuen Long District Council on 23.4.2009. The MTRCL is further revising the scheme to address the concerns raised during consultation and to meet the new QBE requirements.</li> <li>In view of the above, the "CDA" designation should be retained.</li> </ul> |
| YL-A3<br><br>(Plan 16) | Area covering the public transport interchange associated with the West Rail Long Ping Station, Yuen Long New Town Area 2, New Territories (Southern Site)<br><br>(1.55 ha) | 13                            | <ul style="list-style-type: none"> <li>The "CDA" zoning for the site is intended for property development associated with the West Rail Long Ping Station.</li> <li>A MLP (No. A/YL/70) had once been approved with conditions on 25.8.2000. Its validity was subsequently extended to 25.8.2009 under Application No. A/YL/70-1.</li> <li>The planning permission lapsed on 26.8.2009.</li> <li>The MTRCL considers that the scheme should be revised to take account of recent public aspirations and some outstanding technical issues. The MTRCL is revising the scheme in accordance with the new QBE and other latest requirements.</li> <li>As the "CDA" proposal is actively being pursued, it is inappropriate to rezone the site at this juncture.</li> </ul>   |



| Site<br>Ref. No.                                     | Location<br>(Site Area)   | No. of Years<br>Designated "CDA" | Justifications for Retention  |
|--|---|----------------------------------|---|
| NTE 8<br>NTE 10<br>NTE 11<br>NTE 12<br><br>(Plan 17) | West of Ex-Dills<br>Corner Camp and<br>North of Fanling<br>Highway, Kwu<br>Tung, New<br>Territories<br><br>(10.55 ha) | 16                               | <ul style="list-style-type: none"> <li>The RNTPC approved the MLPs for NTE 8 (application no. A/NE-KTN/46) and NTE10 (application no. DPA/NE-KTN/32) on 28.2.1997 and 2.9.1994 respectively. However, the respective planning permissions lapsed on 28.2.1999 and 2.9.1997. NTE 11 is a completed residential development. The 4 sites are regrouped into one "CDA" site to accord with the existing zoning boundary on the Kwu Tung North OZP.</li> <li>The developer has submitted two requests to amend the Notes of the OZP for part of the site (NTE 8 &amp; NTE 10) to increase the PR. The first request was withdrawn by the applicant on 11.4.2000 and the second one was rejected by the RNTPC on 14.7.2000.</li> <li>The site is within the Kwu Tung North New Development Area (NDA) of the NENT New Development Area Planning &amp; Engineering Study. Hence, it is inappropriate to change the land use zoning of the area at this stage.</li> </ul>  |
| NTE 9<br><br>(Plan 18)                               | North-eastern side<br>of Ma Liu Shui<br>San Tseun, Sha<br>Tau Kok Road,<br>New Territories<br><br>(0.8 ha)            | 15                               | <ul style="list-style-type: none"> <li>The site is the subject of an objection (No. O/S/NE-LYT/1-7) objecting to the rezoning of the subject site from "Unspecified Use" ("U") to "Agriculture" ("AGR") and area shown as "Road" on the draft Lung Yuek Tau and Kwan Tei South OZP No. S/NE-LYT/1. The objector proposed to rezone part of the objection site falling within "AGR" zone to "CDA" zone with a maximum permitted non-domestic PR of 0.9, a maximum site coverage of 46% and a maximum building height of 12m to facilitate the redevelopment of the existing soy sauce factory. On 24.11.1995, the TPB decided to propose an amendment to the OZP to meet the objection by rezoning part of the objection site and adjoining land from "AGR" to "CDA" and by incorporating "Food Production/Processing Plant" under Column 2 of the Notes of the "CDA" zone.</li> <li>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).</li> <li>On 14.2.1997, the TPB 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. Subsequently, an application for minor amendments to the approved scheme (No. A/NE-LYT/223) was approved by the District Planning Officer/Shu Tin, Tai Po and North under the delegated authority of the TPB on 3.7.2001. The validity of the planning permission was extended twice until 3.7.2010. As the land exchange to effect the proposed redevelopment was not executed and there was no approved building plan for the proposed development, the planning permission lapsed on 3.7.2010.</li> <li>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"> <li>(i) the site is still under active operation for soy sauce production and the applicant's intention to have a comprehensive redevelopment of the existing factory to accommodate another soy sauce factory to be</li> </ul> </li> </ul> |

| Site Ref. No.       | Location (Site Area)  | No. of Years Designated "CDA" | Justifications for Retention  |
|---------------------|---|-------------------------------|---|
|                     |   |                               | <p>relocated from Kwai Chung is still valid;</p> <p>(ii) the site is likely to 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</p> <p>(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 to the adjoining residential uses within the "Residential (Group C)" ("R(C)") zone.</p>   |
| NTE 17<br>(Plan 19) | North-east of Ex-Dills Corner Camp - Kwu Tung near Tong Kok, New Territories<br><br>(5.53 ha)   | 12                            | <ul style="list-style-type: none"> <li>On 6.3.1998, the RNTPC agreed to a rezoning request to rezone the site to "CDA" to facilitate the development of 180 village type houses for rehousing the villagers of Kau Wa Keng Old Village in Kwai Chung. However, no planning application for village type development has been submitted.</li> <li>The site is within Kwu Tung North NDA of the NENT New Development Area Planning &amp; Engineering Study. Hence, it is inappropriate to change the land use zoning of the area at this juncture.</li> </ul>   |
| NTE 20<br>(Plan 20) | Fo Tan Station and Freight-yard, STTL 75, Lot 744 R.P. in DD 176 and adjoining Government Land, Fo Tan, Sha Tin, New Territories<br><br>(4.97 ha) | 10                            | <ul style="list-style-type: none"> <li>On 5.5.2000, the RNTPC agreed to a rezoning request to rezone the site to "CDA" to facilitate the development of 191,100m<sup>2</sup> domestic floor space (with 2,768 flats) and 17,500m<sup>2</sup> retail floor space.</li> <li>The site was zoned "CDA(1)" on the draft Sha Tin OZP No. S/ST/14 gazetted on 4.8.2000.</li> <li>In October 2005, the owner of part of the "CDA (1)" zone submitted a MLP for the whole "CDA(1)" site (Application No. A/ST/630) to comprehensively develop the site in 3 phases according to the land ownership pattern. No agreement with the then KCRC was reached on the phased development. On 25.11.2005, the RNTPC rejected the application as there was inadequate information to demonstrate that the proposed phased development was technically feasible and would not undermine the original planning intention to develop the whole site in a comprehensive manner. On 21.4.2006, the TPB rejected the application upon review based on similar grounds. On 10.7.2006, the applicant lodged an appeal against the decision of the TPB for rejecting his application upon review (Town Planning Appeal No. 13/06).</li> <li>On 31.8.2007, the same applicant submitted another planning application (Application No. A/ST/658) to develop the whole "CDA" in 2 phases, in which, the applicant would first develop his own portion of land and the then KCRC would develop the remaining portions of the "CDA(1)" site. On 12.10.2007, the RNTPC rejected the application (No. A/ST/658) because there was inadequate information to demonstrate that the proposed phased development would not undermine the original planning intention to develop the whole site in a comprehensive manner. On 25.7.2008, the TPB rejected the application upon review based on similar grounds. On 3.10.2008, the applicant lodged an appeal against the decision of the TPB for rejecting his application upon review (Town Planning Appeal No. 5/08).</li> </ul> |

| Site Ref. No.     | Location (Site Area)                                     | No. of Years Designated "CDA" | Justifications for Retention   |
|-------------------|--|-------------------------------|--|
|                   |  |                               | <ul style="list-style-type: none"> <li>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.</li> <li>On 17.6.2011, a planning application No. A/ST/638-1 for proposed amendments to the approved scheme under Application No. A/ST/658 was approved with conditions by the RNTPC with conditions.</li> <li>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.</li> </ul>   |
| SK 3<br>(Plan 21) | Nam Pin Wai Road, Sai Kung, New Territories<br>(1.31 ha) | 17                            | <ul style="list-style-type: none"> <li>The "CDA" site was first designated on 20.5.1994. The boundary and development parameters of the "CDA" site were reviewed by the TPB on 23.10.1998 during consideration of objections, which were subsequently upheld by the TPB. Amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 23.4.1999.</li> <li>A planning application (No. A/SK-HC/123) covering the southern portion of the subject "CDA" zone was rejected by the RNTPC and TPB on 2.6.2006 and 22.9.2006 upon review respectively.</li> <li>A planning application (No. A/SK-HC/124) covering the northern portion of the "CDA" was rejected by the RNTPC and TPB on 23.1.2009 and 21.1.2011 upon review respectively.</li> <li>The applicant lodged an appeal (Appeal No. 5/11) on 12.4.2011. The hearing is being arranged by the TPAB.</li> <li>As the 'CDA' proposal is actively being pursued, it is inappropriate to rezone the site at this juncture.</li> </ul> |
| SK 6<br>(Plan 22) | Sai Kung Town North CDA (2)<br>(1.6 ha)                  | 7                             | <ul style="list-style-type: none"> <li>In view of the size and prominent location of the site, it is necessary to control the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints, the "CDA" designation of the site should be retained.</li> <li>A PB of the site was approved by the RNTPC on 18.4.2008.</li> <li>The site has been included in the Application List for Land Disposal for 2012-2013.</li> <li>In view of its prominent location and potential traffic impact on the Hiram's Highway, the 'CDA' designation of the site should be retained.</li> </ul>  |
| SK 7<br>(Plan 22) | Sai Kung Town North CDA (1)<br>(5.9 ha)                  | 7                             | <ul style="list-style-type: none"> <li>The "CDA(1)" site was first designated on 4.3.2005 and comprised two portions separated by the proposed Tai Mong Tsai Road. The two portions were combined into a single "CDA(1)" zone with the re-alignment of the proposed Tai Mong Tsai Road during consideration of the objections which were subsequently upheld by the TPB. Amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 10.2.2006.</li> <li>In view of the large size and prominent location of the site, it is necessary to control the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints,</li> </ul>   |



| Site Ref. No.      | Location (Site Area)  | No. of Years Designated "CDA" | Justifications for Retention   |
|--------------------|---|-------------------------------|--|
|                    |   |                               | <p>the "CDA" designation of the site should be retained.</p> <ul style="list-style-type: none"> <li>• A PB of the site was approved by the RNTPC on 14.12.2007.</li> <li>• A planning application (No. A/SK-SKT/1) for comprehensive residential development of 17 blocks of apartments and 24 villas was rejected by the RNTPC on 24.10.2008.</li> <li>• A fresh application by the developer is under preparation to address public views and RNTPC members' comments.</li> <li>• In view of the above, the 'CDA' designation of the site should be retained.</li> </ul>   |
| TKO 1<br>(Plan 23) | Ying Yip Road,<br>Tseung Kwan O<br>Area 92, New<br>Territories<br><br>(4.26 ha) | 16                            | <ul style="list-style-type: none"> <li>• On 10.1.2005, a request for amendment to the Notes of the OZP, proposing to relax the maximum domestic GFA and building height was submitted. The request was however, rejected by the RNTPC on 13.5.2005.</li> <li>• On 14.11.2005, the land owners submitted a further request for amendment to the Notes of the OZP to relax the development intensity and building height restrictions. Nevertheless, on 29.3.2006, the applicant withdrew the request.</li> <li>• On 14.9.2006, the land owners submitted another application for amendments to Notes of the OZP to relax the development intensity and building height restrictions. Upon request by the applicant, the application was deferred by the RNTPC on 2.2.2007. The applicant reactivated the application which was considered and rejected by the RNTPC on 13.4.2007.</li> <li>• The "CDA" zoning is proposed to be retained to encourage comprehensive redevelopment of the existing film studio within the site and the adjoining government land, and to ensure that the traffic, visual and landscaping impacts of the development could be fully addressed.</li> </ul> |
| NTI 5<br>(Plan 24) | Sok Kwu Wan,<br>Lamma Island,<br>New Territories<br><br>(1.99 ha)               | 10                            | <ul style="list-style-type: none"> <li>• The site, occupied by a cement plant, is under private ownership. It is located to the immediate south west of the ex-Lamma Quarry in Sok Kwu Wan. With an open sea view and easy accessibility to Sok Kwu Wan ferry pier, the site has high potential for a comprehensive residential scheme. The development potential of the site may be examined in the context of the planning study commenced in January 2012 for the ex-Lamma quarry which will primarily focus on the quarry site.</li> <li>• In view of the visually prominent location near the waterfront and the potential interface problems that may arise from the future uses of the adjacent quarry site, the "CDA" designation of the site should be retained to ensure proper planning control of the development to blend in well with the surrounding environment.</li> </ul>  |
| SK-A1<br>(Plan 25) | Kap Pin Long,<br>Sai Kung, New<br>Territories<br><br>(1.29 ha)                  | 13                            | <ul style="list-style-type: none"> <li>• On 2.7.1999, the TPB approved the MLP for 21 two-storey houses with ancillary recreational and supporting facilities.</li> <li>• The applicant has applied for extension of time (EOT) several times and the EOT were further extended until 2.7.2004, 2.7.2007 and 2.7.2010 respectively.</li> <li>• Building plans for the approved MLP were submitted and however rejected.</li> </ul>   |

| Site<br>Ref. No. | Location<br>(Site Area) | No. of Years<br>Designated "CDA" | Justifications for Retention   |
|------------------|-------------------------|----------------------------------|--|
|                  |                         |                                  | <ul style="list-style-type: none"><li>• The approval conditions of the MLP were not complied with and the planning permission finally lapsed on 2.7.2010.</li><li>• 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.</li></ul> |

**List of "CDA" Sites with No Approved MLP and Already Agreed for Rezoning**

(Total: 5, including NTW 10, NTW 11, NTW 12, NTW 13 &amp; NTE 19)

| Site Ref. No.        | Location (Site Area)   | No. of Years Designated "CDA" | Progress of Rezoning   |
|----------------------|--|-------------------------------|--|
| NTW 10<br>(Plan 26)  | West of San Hing Tsuen,<br>Lau Fau Shan Road, Ha Tsuen, Yuen Long, New Territories<br>(11.00 ha)   | 17                            | <ul style="list-style-type: none"> <li>Due to fragmented ownership, the sites were agreed to be rezoned to "R(E)" by the RNTPC on 15.3.2002.</li> <li>However, the rezoning has been held in abeyance pending the HSK NDA Study. The 4 sites fall within the study area, and the HSK NDA Study has already commenced in August 2011 and is scheduled for completion in 2014.</li> </ul>  |
| NTW 11<br>(Plan 26)  | North of Fung Kong Tsuen,<br>Lau Fau Shan Road, Ha Tsuen, Yuen Long, New Territories<br>(17.87 ha) | 17                            |  |
| NTW 12<br>(Plan 26)  | East of Fung Kong Tsuen,<br>Ping Ha Road, Ha Tsuen, Yuen Long, New Territories<br>(11.99 ha)       | 17                            |  |
| NTW 13<br>(Plan 26)  | North of Hong Mei Tsuen,<br>Ping Ha Road, Ha Tsuen, Yuen Long, New Territories<br>(14.13 ha)       | 17                            |  |
| NTE, 19<br>(Plan 27) | Former Burma Lines Military Site, Fanling, New Territories<br>(25.40 ha)                           | 12                            | <ul style="list-style-type: none"> <li>The Former Burma Lines Military Sites at Fanling (NTE 19) (Plan 27) has been zoned "CDA" since 1999 for comprehensive development for a residential cum open space development. Once included in the Application List, the site was later removed from the List as it was the Administration's latest intention in 2010 to develop the site for tertiary educational use. In this connection, the site will be rezoned to an appropriate zoning to facilitate the educational use.</li> <li>On 24.2.2012, the RNTPC agreed to rezone a major portion of the site from "CDA" to "G/IC(2)" to facilitate the proposed post-secondary college(s) and/or international school development.</li> </ul> |

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

(Total: 2, NTW49 &amp; MOS1)

| Site Ref. No.           | Location (Site Area)   | No. of Years Designated "CDA" | Justifications for Rezoning  |
|-------------------------|--|-------------------------------|--|
| NTW 49<br><br>(Plan 28) | Site abutting Tung Wui Road and Kam Po Road, Kam Tin<br><br>(2.51.ha)      | 5                             | <ul style="list-style-type: none"> <li>The site was rezoned to "CDA" which comprises Areas (a) and (b) based on a land use review conducted in 2006.</li> <li>Building development is confined in Area (a) with an area of about 1.41 ha. Area (b) with an area of about 1.1 ha which comprises existing trees and abandoned meander retained under the drainage project that require preservation is designated as landscaped area for public use where no building development is permitted.</li> <li>On 8.7.2009, an application (No. A/YL-KTS/472) for a low-rise residential development of 13 houses was submitted, but consideration of the application was deferred twice at the request of the applicant on 4.9.2009 and 20.11.2009. On 19.3.2010, the RNTPC decided to further defer consideration of the application pending the Administration's consideration on how to deal with the provision of the proposed public landscaped area at the site under the overall policy framework for provision of public open space (POS) in private development.</li> <li>In July 2010, Director of Leisure and Cultural Services confirmed that the public landscaped area should be separated from the private residential development under the prevailing POS policy. In this regard, amendment to the "CDA" zoning of the site is required. On 3.5.2011, Chief Executive in Council (CE in C) has referred the approved Kam Tin South OZP to the TPB for amendment. Details of the rezoning of the site are being considered together with the latest land use proposals in the surrounding areas. Proposed zoning amendments will be submitted to the RNTPC shortly.</li> </ul> |
| MOS 1<br><br>(Plan 29)  | Whitehead Headland, Ma On Shan, Sha Tin, New Territories<br><br>(23.56 ha) | 7                             | <ul style="list-style-type: none"> <li>The site is identified to be suitable for recreational or recreational cum residential development by the "Feasibility Study for Housing Development at Whitehead and Lee On in Ma On Shan, Sha Tin". The study was completed in 2002. Based on the study, the site has been zoned "CDA" for recreational and residential uses since 16.5.2003. On 30.4.2009, the Development and Housing Committee of Sha Tin District Council (STDC) passed a motion to request Government to set up a departmental WG with STDC to take forward the development of the site for themed recreational uses. STDC has completed a consultancy study in early 2011 on the future recreational uses of the site. The findings of the study indicated that there is a preference for recreational-cum-hotel uses.</li> <li>PlanD has undertaken a planning review which shows that the site could be split into two portions for recreational and residential uses respectively. In this regard, proposed zoning amendment of the site to "Recreation", "CDA(2)" and "CDA(3)" zones has been submitted and agreed by the RNTPC on 10.2.2012. The proposed amendments were gazetted on 24.2.2012 under section 5 of the TPO.</li> </ul>   |

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

(Total: 25, NTW3, NTW5, NTW6, NTW8, NTW31, NTW33, NTW37, NTW38, NTW39, NTW41, NTW42, YL-A4, NTE1, NTE4, NTE5, NTE13, NTE14, NTE15, NTE18, NTE21, NTE22, MOS2, SK4, SK5, TKO-A1 & NTI1)

| Site Ref. No.       | Location (Site Area)   | No. of Years Designated "CDA" | Justifications for Retention   |
|---------------------|--|-------------------------------|--|
| NTW 3<br>(Plan 30)  | Tai Kiu Village, Yuen Long, New Territories<br><br>(2.00 ha)   | 9                             | <ul style="list-style-type: none"> <li>A planning application (No. A/YL/136) for comprehensive commercial/residential development was approved with conditions by the RNTPC on 27.8.2010.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and conditions.</li> </ul>  |
| NTW 5<br>(Plan 31)  | Yuen Long New Town Area 15, YLTL 507, New Territories<br><br>(Yoho Town Phase 3)<br><br>(4.06 ha)  | 20                            | <ul style="list-style-type: none"> <li>Amendment to the MLP for a proposed comprehensive commercial/ residential development and proposed pedestrian footbridge with retail use under Application No. A/YL/139 was approved with conditions by the RNTPC on 2.6.2006. A Class B amendment to the approved MLP under Application No. A/YL/139-1 was approved by the RNTPC on 28.5.2010.</li> <li>Land exchange was executed in March 2010 and construction commenced in 2011.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>  |
| NTW 6<br>(Plan 32)  | Yuen Long New Town Area 12, YLTL 504, New Territories<br><br>(Yoho Town Phase 2)<br><br>(3.50 ha)  | 20                            | <ul style="list-style-type: none"> <li>Amendment to the MLP for a proposed comprehensive commercial/residential development under Application No. A/YL/151 was approved with conditions by the RNTPC on 2.11.2007. Phase I development was completed in 2010. Land exchange and construction for Phases II and III developments have not yet commenced.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>   |
| NTW 8<br>(Plan 33)  | Lots 311, 315RP, 316-318, 321, 323, 330-333, 335-341, 351-362 & Government Land in DD379, Tuen Mun Area 55, New Territories<br><br>(3.16 ha) | 17                            | <ul style="list-style-type: none"> <li>The latest planning application for comprehensive residential development (No. A/TM/288) was approved with conditions by the RNTPC on 26.7.2002. On 13.7.2006, the application for EoT for commencement up to 26.7.2010 was approved with conditions by the Director of Planning (D of Plan) under delegated authority of the TPB (Application No. A/TM/288-1).</li> <li>Building plans for the development was approved by the Building Authority (BA) on 19.6.2009.</li> <li>Land exchange is being processed.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>   |
| NTW 31<br>(Plan 34) | TMTL 417, east of Tai Lam Chung Nullah and Customs and Excise Training School, Tai Lam Chung, Tuen Mun, New Territories<br><br>(6.25 ha)     | 15                            | <ul style="list-style-type: none"> <li>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 "Green Belt" ("GB") to "CDA" and exhibited on 18.2.2000</li> <li>The planning application for comprehensive residential development (No. A/TM-SKW/32) was approved with conditions by the RNTPC on 1.3.2002.</li> <li>The latest planning application (No. A/TM-SKW/32-1) was approved by the D of Plan on 1.2.2008 under the delegated authority of the TPB and the approval was till 1.3.2011.</li> <li>Building plans for the residential part of the proposed development were approved on 16.2.2011.</li> <li>Land exchange is being processed.</li> </ul> |

| Site Ref. No.       | Location (Site Area)   | No. of Years Designated "CDA" | Justifications for Retention  |
|---------------------|--|-------------------------------|---|
|                     |  |                               | <ul style="list-style-type: none"> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>  |
| NTW 33<br>(Plan 35) | Tuen Mun Area 56, Tuen Mun, New Territories<br>(8.48 ha)   | 14                            | <ul style="list-style-type: none"> <li>The latest planning application with MLP (for Phase I) for comprehensive residential development at the eastern part of the "CDA" site (Application No. A/TM/331) was approved with conditions by the RNTPC on 14.9.2007. A s.16A application for minor amendment to the approved scheme (Application No. A/TM/331-2) was approved with conditions under delegated authority of the TPB on 31.5.2011.</li> <li>Land exchange for Phase I was executed in June 2005. The construction works have been completed for Phase I and Occupation Permit (OP) and Certificate of Compliance (CC) have been issued.</li> <li>Planning application has been submitted for Phase II of the development at the western part (Application No. A/TM/376). The application was approved with conditions by the RNTPC on 30.7.2010. Lease modification procedures have commenced.</li> <li>As the "CDA" zone covers both Phases I and II and implementation of Phase II is actively being pursued, the "CDA" designation could be retained at this stage until both phases have completed so as to ensure implementation of the approved MLP and approval conditions of Phase II.</li> </ul> |
| NTW 37<br>(Plan 36) | Area 115, Tin Shui Wai, New Territories<br>(6.44 ha)   | 14                            | <ul style="list-style-type: none"> <li>The site is on Government land.</li> <li>PB to guide the prospective developers of the site in preparing the MLP for the future development on the site was agreed by the RNTPC on 13.3.2009.</li> <li>Planning Application No. A/TSW/49 submitted by the Hong Kong Housing Society for an "Integrated Elderly Community Project" ("IECP") comprising elderly flats, a hotel/guesthouse, a medical facility, a day care centre, a spa centre, supporting commercial facilities, recreational facilities as well as educational and training facilities at a low-rise complex was approved by the TPB on 20.5.2011. Minor amendments to the approved scheme were approved on 2.12.2011.</li> <li>Building plans were approved on 19.1.2012.</li> <li>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.</li> </ul>   |
| NTW 38<br>(Plan 37) | South of West Rail Tin Shui Wai Station, Yuen Long, New Territories<br>(3.48 ha)                 | 12                            | <ul style="list-style-type: none"> <li>A planning application (No. A/YL-PS/72) was approved with conditions on 18.2.2000.</li> <li>The last application (No. A/YL-PS/72-2) for minor amendments to the approved MLP was approved by the RNTPC on 24.10.2008.</li> <li>Building plans were approved in December 2008. However, land disposal is yet to be considered by the Government.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>   |
| NTW 39<br>(Plan 38) | Various lots and adjoining Government land in DD107, Sha Po, Kam Tin, Yuen Long, New Territories | 12                            | <ul style="list-style-type: none"> <li>A planning application (No. A/YL-KTN/118) was first approved by the RNTPC on 5.10.2001 and the latest planning application (No. A/YL-KTN/118-1) for extending the time for commencement of the approved development to 5.10.2010 was approved by the RNTPC on 28.9.2007.</li> <li>The approved scheme comprises a residential development with a shopping centre and government, institution or community facilities including a kindergarten, a Public Transport</li> </ul>   |



| Site Ref. No.       | Location (Site Area)  | No. of Years Designated "CDA" | Justifications for Retention  |
|---------------------|---|-------------------------------|---|
|                     | (28.98 ha)  |                               | <p>Interchange, a GIC site ( for primary school) and a wetland park, etc.</p> <ul style="list-style-type: none"> <li>The lease for Phase I of the subject development was executed in August 2011. The general building plans covering Phases I and II of the approved scheme were approved by the Building Authority (BA) in September/October 2010. The general building plans for Phase I of the approved scheme are also being further revised for approval by the BA.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>   |
| NTW 41<br>(Plan 39) | <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> | 12                            | <ul style="list-style-type: none"> <li>The planning application for comprehensive residential development (No. A/TM- LTY/ 158) was approved by the RNTPC with conditions on 14.9.2007.</li> <li>The latest planning application for the same use (No. A/TM-LTY/158-3) was approved by the RNTPC on 2.9.2011.</li> <li>The applicant submitted a fresh planning application for comprehensive residential development (change of public open space to private open space for the exclusive use of residents of the proposed residential development) (Application No. A/TM-LTY/190). The application was rejected by the RNTPC on 19.3.2010.</li> <li>Lease modification is being processed.</li> <li>Building plans based on the approved scheme (Application No. A/TM-LTY/158-2) were approved on 17.3.2009.</li> <li>Construction works have not commenced.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>  |
| NTW 42<br>(Plan 40) | <p>South of the former Military site at Shek Wu Wai, Yuen Long, New Territories</p> <p>(23.98 ha)</p>                           | 12                            | <ul style="list-style-type: none"> <li>The site has been the subject of 5 previously approved planning applications, with the first planning permission for low-rise, low-density residential development (Application No. DPA/YL-NTM/21) approved on review by the TPB in 1995 when the site fell within an "Unspecified Use" area on the DPA. Three planning permissions (Application Nos. A/YL-NTM/6, 19 and 52) were granted by the RNTPC in 1996, 1997 and 1999 respectively when the site was zoned "GB" on the OZP.</li> <li>The site was subsequently rezoned to "CDA" in December 1999 under s.6(7) of the pre-amended TPO arising from the TPB's decision to uphold an objection to the draft Ngau Tam Mei OZP No. S/YL-NTM/1.</li> <li>Planning application No. A/YL-NTM/61 for a proposed comprehensive residential development was approved with conditions by the RNTPC on 31.3.2000 but the permission subsequently lapsed on 31.3.2003.</li> <li>The developer applied for a land exchange which was subsequently put on hold by the Lands Department (LandsD) in 2002 due to conflict with the revised Northern Link alignment.</li> <li>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 building height of 10.45m (3 storeys including carport) with recreational facilities for the western half of the "CDA" zone was approved with conditions on 18.8.2006.</li> <li>Land exchange was approved in-principle by District Lands Conference on 14.5.2009. However, District Lands Officer/Yuen Long (DLO/YL) is still clarifying some issues.</li> <li>On 26.5.2010, the applicant applied for EOT for commencement. On 7.7.2010, D of Plan, under the delegated authority of the TPB, agreed to extend the validity of the</li> </ul> |



| Site Ref. No.      | Location (Site Area)   | No. of Years Designated "CDA" | Justifications for Retention   |
|--------------------|--|-------------------------------|--|
|                    |  |                               | <p>planning permission for 48 months until 18.8.2014.</p> <ul style="list-style-type: none"> <li>• Since the development has not commenced, the "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> <li>• The proposed Northern Link will traverse the eastern half of the "CDA" zone. It may create land assembly difficulty to the remaining parts of the "CDA" zone and impose environmental constraints such as noise impact on the nearby areas. The land use in the area may need to be reviewed upon finalization of the Northern Link alignment.</li> <li>• In view of the above, it is inappropriate to change the land use zoning of the site at this juncture.</li> </ul>   |
| YL-A4<br>(Plan 41) | Area covering the public transport interchange associated with the West Rail Long Ping Station, Yuen Long New Town Area 7, New Territories (Northern Site)<br><br>(1.90ha) | 13                            | <ul style="list-style-type: none"> <li>• The MLP for the proposed comprehensive residential development under Application No. A/YL/182 was approved with conditions by the RNTPC on 22.7.2011.</li> <li>• Building plan is under preparation.</li> <li>• The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>   |
| NTE 1<br>(Plan 42) | Sheung Shui Area 35 (SSIL 2RP and Government Land), New Territories<br><br>(3.60 ha)   | 17                            | <ul style="list-style-type: none"> <li>• The first MLP (No. A/FSS/110) was approved on 9.4.1999 by the TPB on review with validity period until 9.4.2002. After all approval conditions had been complied with, the first approved MLP was deposited in the Land Registry on 8.11.2000.</li> <li>• On 19.2.2002, a request for an extension of the validity period of the planning permission was made to the TPB and the validity period was extended to 9.4.2004.</li> <li>• On 13.3.2003, the applicant submitted a planning application for minor amendments to approved development proposal (No. A/FSS/152). The minor amendments were mainly about the 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 TPB on 25.4.2003.</li> <li>• The latest proposed amendments to the approved MLP (Application No. A/FSS/156) were approved with conditions by the RNTPC on 5.12.2003. The latest approved MLP was deposited in the Land Registry on 15.10.2007.</li> <li>• Building plan approved on 8.11.2007 but construction work has not yet commenced.</li> <li>• The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul> |

| Site Ref. No.          | Location (Site Area)   | No. of Years Designated "CDA" | Justifications for Retention  |
|------------------------|--|-------------------------------|---|
| NTE 4<br><br>(Plan 43) | Fung Yuen, Tai Po Area 32, New Territories<br><br>(18.37 ha)   | 29                            | <ul style="list-style-type: none"> <li>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.</li> <li>A s.16 application (No. A/TP/267) for comprehensive residential and agricultural development was agreed by the RNTPC on 8.12.2000. Minor amendments to the approved scheme under Application Nos. A/TP/318, A/TP/319 and A/TP/333 were approved by District Planning Officer/ Sha Tin, Tai Po &amp; North under the TPB's delegated authority on 31.7.2003, 2.9.2003 and 18.8.2004 respectively.</li> <li>Building plans of the development portion have been approved. Construction works regarding the residential development have commenced.</li> <li>Approval condition on geotechnical planning review report has been complied with. The applicant has been making submissions for compliance with other approval conditions.</li> <li>Taking into account the site constraints (including graves, mature trees and good quality agricultural land) and environmental constraints (within the consultation zone of Tai Po gas production plant), and the applicant is actively pursuing the implementation of the approved "CDA" scheme, the "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>  |
| NTE 5<br><br>(Plan 44) | Sai Sha Road, Shap Sz Heung, New Territories<br><br>(64.48 ha) | 17                            | <ul style="list-style-type: none"> <li>There are 2 "parent" planning approvals granted to the subject "CDA" site (Nos. A/NE-SSH/28 and 26) based on two types of development schemes: the baseline and intensified schemes respectively.</li> <li>The baseline scheme under A/NE-SSH/28, which was approved by the RNTPC on 13.6.2003, was based on the development restrictions under previous version of the OZP, i.e. a domestic GFA of 352,468m<sup>2</sup>, a maximum GFA of 5,573m<sup>2</sup> for residents' club, a maximum GFA of 9,290m<sup>2</sup> for a local shopping centre and a maximum building height of 18 residential storeys over 2 levels of ancillary car park. A land exchange application was approved in-principle by the Tai Po District Lands Conference on 5.9.2002 subject to a set of conditions. An application (No. A/NE-SSH/28-1) for extension of time for commencement of development was approved by the RNTPC on 7.6.2007 and lapsed on 13.6.2011.</li> <li>On the other hand, the approved scheme under A/NE-SSH/26 with a site GFA of 538,840m<sup>2</sup> was amended by Application No. A/NE-SSH/26-1 with a total domestic GFA of 448,576m<sup>2</sup> which was approved by the RNTPC on 10.8.2007. This is known as medium density scheme. An application (No. A/NE-SSH/26-3) for extension of time for commencement of development in respect of the medium density scheme was approved by the RNTPC on 12.10.2007 and will be valid until 24.10.2011. The approved scheme has been incorporated into the approved OZP No. S/NE-SSH/9 with a maximum domestic GFA of 448,576m<sup>2</sup>, a maximum GFA of 8,957m<sup>2</sup> for resident's club, a maximum GFA of 9,290m<sup>2</sup> for commercial facilities including kindergarten/nursery and church, and a maximum building height of 24 residential storeys over one story of residential entrance lobby and a maximum 3 levels for ancillary carpark. Meanwhile, the original "parent" scheme approved under application No.</li> </ul> |

| Site Ref. No.       | Location (Site Area)   | No. of Years Designated "CDA" | Justifications for Retention  |
|---------------------|--|-------------------------------|---|
|                     |  |                               | <p>A/NE-SSH/26 lapsed on 24.10.2007.</p> <ul style="list-style-type: none"> <li>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 RNTPC on 8.5.2009. The development parameters of the approved scheme under application No. A/NE-SSH 61 are all in line with the development restrictions stipulated under the current OZP and are identical to those under the approved application No. A/NE-SSH/26-1.</li> <li>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.</li> <li>Although the applicant has been making submissions, approval conditions have not yet been complied with.</li> <li>No building plans have been submitted yet.</li> <li>In view of the active status of the designation, the "CDA" designation should be retained as the applicant is actively pursuing the implementation of the approved "CDA" scheme.</li> </ul> |
| NTE 13<br>(Plan 45) | North of Fanling Highway near Yin Kong, Kwu Tung, New Territories<br><br>(1.80 ha)     | 14                            | <ul style="list-style-type: none"> <li>The site was designated "CDA" to meet the objection to the previous "G/IC" zoning of the site on the draft Kwu Tung North OZP No. S/NE-KTN/1, which was upheld by TPB on 25.10.1996.</li> <li>Under the "CDA" zoning, the developer is required to submit a MLP to address the adverse environmental impacts of adjacent roads and land uses affecting the site.</li> <li>The site is within Kwu Tung North New Development Area (NDA) of the NENT New Development Area Planning &amp; Engineering Study.</li> <li>Also a planning application (No. A/NT/KTN/131) was approved with conditions by the RNTPC on 6.11.2009.</li> <li>In view of the above, "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>   |
| NTE 14<br>(Plan 46) | South of Castle Peak Road near Kam Tsin, Sheung Shui, New Territories<br><br>(3.86 ha) | 14                            | <ul style="list-style-type: none"> <li>On 19.6.1998, the RNTPC approved with conditions a planning application (No. A/NE-KTS/75) for a comprehensive residential and recreational development on the site. The planning permission expired on 19.6.2001.</li> <li>On 25.11.2005, the RNTPC approved with conditions a planning application (No. A/NE-KTS/220) for a comprehensive residential development on the site. The planning permission lapsed on 25.11.2009.</li> <li>On 19.12.2008, the RNTPC approved with conditions a planning application (A/NE-KTS/267) for amendments to the previously approved scheme. (A/NE-KTS/220). The planning permission is valid until 19.12.2012.</li> <li>The latest approved MLP was deposited in the Land Registry on 17.6.2009.</li> <li>The latest building plans were approved by the BA on 23.3.2011.</li> <li>Land exchange is being processed.</li> <li>The site is subject to traffic and environmental constraints, with</li> </ul>   |

| Site Ref. No.       | Location (Site Area)  | No. of Years Designated "CDA" | Justifications for Retention   |
|---------------------|---|-------------------------------|--|
|                     |   |                               | <ul style="list-style-type: none"> <li>an existing orchard at the north- eastern part of the site.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>  |
| NTE 15<br>(Plan 47) | Various lots in DD 100 and adjoining Government land, Lin Tong Mei Tsoi Yuen, Kwu Tung South, New Territories<br><br>(10.07 ha) | 14                            | <ul style="list-style-type: none"> <li>On 12.3.1999, the RNTPC approved a planning application (No. A/NE-KTS/90) for a comprehensive residential development and its validity period has been extended three times until 12.3.2011. The original approved scheme consists of two phases. On 13.2.2009, the RNTPC approved with conditions a planning application (No. A/NE-KTS/90-2) for amendments to the approved scheme.</li> <li>On 2.11.2009 and 3.2.2010, the D of Plan under the delegated authority of the TPB approved with conditions two planning applications (No. A/NE-KTS/90-3 &amp; 90-4) for amendments to the approved scheme respectively.</li> <li>An application (No. A/NE-KTS/214) for minor amendments to approved scheme was approved on 1.8.2005 by the then District Planning Officer/Tai Po &amp; North under the delegated authority of the TPB, and subsequently its validity period was extended up to 12.3.2011.</li> <li>The planning permission for 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 RNTPC on 15.4.2011.</li> <li>The latest approved MLP was deposited in the Land Registry on 12.9.2011.</li> <li>The latest building plans for Phase 1 development were approved by the BA on 14.11.2011.</li> <li>Construction for Phase 1 is in progress.</li> <li>The site is subject to traffic, infrastructural and design constraints.</li> <li>Land exchange and lease modification for Phase I have been completed.</li> <li>New Grant Lot No. 1882 in DD100 for Phase I was executed on 7.9.2009.</li> <li>As the applicant is taking steps to proceed with the development, the "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul> |

| Site Ref. No.       | Location (Site Area)  | No. of Years Designated "CDA" | Justifications for Retention  |
|---------------------|---|-------------------------------|---|
| NTE 18<br>(Plan 48) | Lot 698 R.P.(part) and adjoining Government land in DD181, Heung Fan Liu, Sha Tin, New Territories<br><br>(4.42 ha) | 12                            | <ul style="list-style-type: none"> <li>Two planning applications (Nos. A/ST/536 and A/ST/571) for a proposed residential development with club house and car-parking facilities were approved with conditions by the RNTPC on 21.12.2001 and 13.12.2002 respectively.</li> <li>The planning permission for Application No. A/ST/536 was extended to 21.12.2007 and has lapsed.</li> <li>The planning permission for A/ST/571 has lapsed. Another proposed scheme Application No. A/ST/577 was approved with conditions by the RNTPC on 4.4.2003 and extended to 4.4.2010. (Application No. A/ST/577-1). The planning permission has lapsed.</li> <li>A planning application No. A/ST/696 for a scheme similar to A/ST/577-1 was approved with conditions for 1 year by the TPB on review on 22.10.2010.</li> <li>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 RNTPC on 21.10.2011.</li> <li>On 30.12.2011, the applicant submitted an application (A/ST/696-2) for amendments of the approved scheme by reducing the site coverage, reducing the parking provision, increasing the number of trees to be felled, and slightly change of the disposition of the building blocks. The application was deferred by the applicant on 17.2.2012.</li> <li>Land exchange is being processed.</li> <li>Building plans for Phase I of the approved development was approved by the BA on 1.9.2011.</li> <li>Taking into account the site constraints (including access, landslide hazards, sewerage and drainage problem), the "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul> |
| NTE 21<br>(Plan 49) | Tai Wai Station, Ma On Shan Rail, Sha Tin, New Territories<br><br>(4.85 ha)   | 10                            | <ul style="list-style-type: none"> <li>A planning application for comprehensive commercial/residential development cum government, institution or community facilities (Application No. A/ST/555) was approved with conditions by the RNTPC on 15.3.2002. The approval lapsed on 15.3.2005.</li> <li>An application for amendments to the previously approved MLP (Application No. A/ST/576) was approved by the RNTPC with conditions on 27.6.2003. The approval lapsed on 27.6.2006.</li> <li>Another application for amendments to the previously approved MLP (Application No. A/ST/625) was approved with conditions by the RNTPC on 29.7.2005. MLP has been deposited on 23.12.2005. The validity of the approval has been extended to 29.7.2013 via application No. A/ST/625-1 approved with conditions by D of Plan under the delegated authority of the TPB on 30.4.2008.</li> <li>An application for amendments to the previously approved MLP (Application No. A/ST/625-2) was submitted on 25.3.2009 and was deferred at the applicant's request on 12.6.2009 but not yet withdrawn.</li> <li>Another application (No. A/ST/691) for amendments (similar to ST/625-2 with minor relaxation of maximum GFA) to the previously approved MLP under No. A/ST/625 was approved with conditions by the RNTPC on 18.12.2009 for a period of 4 years until 18.12.2013.</li> <li>The application for land grant is being processed.</li> <li>The Landscape Master Plan was accepted on 17.3.2011.</li> <li>The building plans of the approved scheme No. A/ST/691 were approved by the BA on 26.5.2011.</li> </ul>   |



| Site Ref. No.       | Location (Site Area)   | No. of Years Designated "CDA" | Justifications for Retention   |
|---------------------|--|-------------------------------|--|
|                     |  |                               | <ul style="list-style-type: none"> <li>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 RNTPC on 19.8.2011.</li> <li>The "CDA(1)" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>  |
| NTE 22<br>(Plan 50) | Che Kung Temple Station, Ma On Shan Rail, Sha Tin, New Territories<br><br>(1.81 ha)  | 11                            | <ul style="list-style-type: none"> <li>A planning application for comprehensive residential development with retail shops and kindergarten (No. A/ST/554) was approved with conditions by the RNTPC on 31.5.2002. The validity of the planning permission was extended to 31.5.2010 (A/ST/544-1).</li> <li>Also, on 21.1.2007, D of Plan under the delegated authority of the TPB approved an application for a Class B amendment to approved scheme (i.e. A/ST/554-2).</li> <li>On 31.10.2008, the applicant submitted an application (No. A/ST/554-3) for minor amendments to the previously approved scheme (A/ST/554). On 23.1.2009, the application for minor amendments was approved with conditions by RNTPC.</li> <li>On 27.5.2010, the applicant submitted an application (No. A/ST/707) for proposed amendments (with minor relaxation of maximum GFA) to the previously approved scheme (No. A/ST/554-3) to include the covered landscape area on G/F. The application was approved with conditions by RNTPC on 16.7.2010.</li> <li>Lease modification was approved on 14.10.2000.</li> <li>Building plans were approved on 30.6. 2011.</li> <li>Construction is in progress.</li> <li>As the applicant is taking steps to implement the proposal, the "CDA(1)" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul> |
| MOS 2<br>(Plan 51)  | Near Lok Wo Sha, Ma On Shan, Sha Tin, New Territories<br><br>(12.74 ha)  | 7                             | <ul style="list-style-type: none"> <li>A planning application for comprehensive residential development with commercial and Government, institution or community facilities (Application No. A/MOS/61) was approved with conditions by the TPB upon review on 20.5.2005.</li> <li>Since then, 12 applications for amendments to the previously approved scheme were approved with conditions by the D of Plan under the delegated authority of TPB or by the RNTPC.</li> <li>The land grant was executed on 4.2.2010.</li> <li>General building plans for Phase 1 (A/MOS/61-7) were approved by the BA on 18.5.2007 and 21.5.2007. General building plans for the Phases 2 to 6 (A/MOS/61-7) were approved on 30.4.2009. Construction is in progress.</li> <li>As the applicant is taking steps to implement the proposal, the "CDA(1)" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>  |
| SK 4<br>(Plan 52)   | Various lots in DD 227 and 229 and adjoining Government Land, Tai Po Tsai, Clear Water Bay, Sai Kung, New Territories<br><br>(6.68 ha) | 9                             | <ul style="list-style-type: none"> <li>The site is partly vacant and partly used for temporary open car park and open storage of construction material.</li> <li>A proposed comprehensive development for 683 units of flat and 2,000m<sup>2</sup> of commercial GFA under Application No. A/DPA/SK-CWBN/12 was approved with conditions by the RNTPC on 29.10.2004.</li> <li>On 16.6.2005, the Sai Kung District Lands Conference approved the proposed land exchange for the subject development.</li> <li>Land grant has already been executed on 13.10.2011.</li> <li>The latest building plans were approved by the BA on 28.10.2011.</li> </ul>  |

| Site Ref. No.       | Location (Site Area)  | No. of Years Designated "CDA" | Justifications for Retention  |
|---------------------|---|-------------------------------|---|
|                     |   |                               | <ul style="list-style-type: none"> <li>Some planning conditions have been/ are being complied with.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>  |
| SK 5<br>(Plan 53)   | 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<br><br>(7.85 ha) | 10                            | <ul style="list-style-type: none"> <li>A planning application (No. A/DPA/SK-CWBN/3) for the proposed comprehensive commercial/residential development for 44 blocks with a total of 956 units and a total GFA of 126,942m<sup>2</sup> (99,222m<sup>2</sup> for residential, 23,720m<sup>2</sup> for commercial and 4,000m<sup>2</sup> for residential institution) was approved with conditions by the RNTPC on 20.10.2006.</li> <li>An application (No. A/DPA/SK-CWBN/3-1) for amendments to phasing and implementation schedule was approved by D of Plan on 15.2.2008 and the amended permission is valid until 20.10.2010.</li> <li>An application (No. A/DPA/SK-CWBN/3-3) for extension of time for commencement of development under application No. A/DPA/CWBN/3 was approved by D of Plan on 28.9.2010 and the amended permission is valid until 20.10.2014.</li> <li>Another application (No. A/DPA/SK-CWBN/3-4) for extension of time for commencement of development under application No. A/DPA/SK-CWBN/3-1 was also approved by D of Plan on 28.9.2010 and the amended permission is valid until 20.10.2014.</li> <li>Land exchange of the CDA site is being processed.</li> <li>The "CDA" designation should be retained as to ensure implementation of the approved MLP and the approval conditions.</li> </ul>      |
| TKO-A1<br>(Plan 54) | Tseung Kwan O Area 86, New Territories<br><br>(34.80 ha)  | 13                            | <ul style="list-style-type: none"> <li>The site was first designated "CDA" on 29.5.1998. The northern-eastern boundary of the site was extended on the OZP No. S/TKO/16 exhibited on 13.6.2008.</li> <li>This site is considered suitable for comprehensive development in phases to ensure that appropriate control on urban design and other aspects could be maintained.</li> <li>The first MLP of MTRCL's comprehensive commercial and residential development within the "CDA" zone was approved with conditions by the RNTPC on 16.4.1999 under Application No. A/TKO/22. The MLP was subsequently amended several times with the latest MLP approved with conditions by the RNTPC on 23.9.2011 under Application No. A/TKO/86-3.</li> <li>The private treaty grant for the site was signed in May 2002.</li> <li>Construction works for Packages 1 to 3 together with the Central Park are underway. Population intake for Packages 1, 2a and 2b (now named The Capitol, Le Prestige and Le Prime) commenced in mid-2009. The whole site would be completed in 3 stages at end of 2018 (Stage 1), end 2019 (Stage 2), and end of 2020 (Stage 3) respectively.</li> <li>The "CDA" designation should be retained to ensure implementation of the site in accordance with the approved MLP and approval conditions.</li> </ul> |
| NTI 1<br>(Plan 55)  | Ma Wan Town, New Territories<br><br>(9.01 ha)   | 17                            | <ul style="list-style-type: none"> <li>A recreational park proposed at the subject "CDA" site together with the adjoining "OU (Recreation and Tourism Related Uses)", "GB" and "G/IC" zones was approved by the RNTPC with conditions on 10.9.1999 and subsequently on review of conditions on 21.1.2000 (No. A/I-MWI/14). A revised scheme (No. A/I-MWI/27) was approved with conditions by the RNTPC on 21.3.2003. Further minor amendments were approved on 24.9.2003 and 27.1.2005. A revised scheme (No. A/I-MWI/37) was approved with conditions by the RNTPC on 3.2.2006. Not</li> </ul>   |



| Site<br>Ref. No. | Location<br>(Site Area) | No. of Years<br>Designated "CDA" | Justifications for Retention   |
|------------------|-------------------------|----------------------------------|--|
|                  |                         |                                  | <p>all the conditions have been complied with.</p> <ul style="list-style-type: none"> <li>• Land grant for Phase 1 of the recreational park development has been approved. LandsD is in the process of preparing the land grant for Phase 2.</li> <li>• Part of Phase 1 of the recreational park was opened to public in May 2007. Another feature forming part of Phase I development, the Noah's Ark, has been opened to public in July 2009. Solar Tower within Phase 1 was completed in October 2011. Construction of Phase 2 of the park would commence and be completed within 5 years upon vacant possession of the land and buildings under Phase 2. An EOT (No. A/I-MWI/37-2) has been granted to the planning permission for 4 years until 3.2.2014 for commencement of the approved development.</li> <li>• A resort hotel proposed at the southeastern corner of the site together with the adjoining "OU (Recreation and Tourism Related Uses)" site was approved with conditions by the RNTPC on 5.10.2001 (No. A/I-MWI/20). The approval was extended twice to 5.10.2010. On 3.5.2010, the applicant submitted an application (No. A/I-MWI/20-2) for minor amendment to the approved scheme. The application was approved with conditions by the RNTPC on 13.8.2010. The building plan submission for the proposed resort hotel was approved by the Building Authority on 29.9.2010. The development is deemed to have commenced. However, not all the approval conditions have been complied with. The "CDA" designation should be retained to ensure implementation of the site in accordance with the approved MLP and approval conditions.</li> <li>• The "CDA" designation should be retained in view of the recent revisions to the scheme initiated by the applicant and to ensure implementation of approved MLPs and approval conditions of these two developments.</li> </ul> |

**List of "CDA" Sites with Approved MLP and Already Agreed for Rezoning****(Total: 4, NTW20, YL-A1, NTW29 & NTW 44))**

| Site Ref. No.       | Location (Site Area)   | No. of Years Designated "CDA" | Justifications for Rezoning   |
|---------------------|--|-------------------------------|---|
| NTW 20<br>(Plan 56) | Tak Yip Street, Yuen Long New Town, New Territories (The Parcville)<br>(3.38 ha)                               | 16                            | <ul style="list-style-type: none"> <li>The residential development was completed.</li> <li>On 14.10.2005, the RNTPC agreed to rezone the "CDA" site, known as Parcville, to a sub-area of "R(B)".</li> <li>As the proposed rezoning is technical in nature, the RNTPC also agreed that the proposed amendment could be gazetted together with other amendments to be made to the Yuen Long OZP.</li> <li>It is intended to rezone this "CDA" site in the next round of OZP amendment.</li> </ul>  |
| YL-A1<br>(Plan 57)  | J/O Yuen Lung Street and Yuen Ching Road, Yuen Long New Town, New Territories (Yoho Town Phase 1)<br>(0.64 ha) | 14                            | <ul style="list-style-type: none"> <li>The residential development was completed.</li> <li>The site was agreed to be rezoned to "R (A)" by the RNTPC on 21.3.2003.</li> <li>As the proposed rezoning is technical in nature and having regard to the RNTPC's decision on 14.10.2005 with respect to NTW 20 above, it would be gazetted together with other amendments to be made to the Yuen Long OZP. It is intended to rezone this "CDA" site in the next round of OZP amendment.</li> </ul>  |
| NTW 29<br>(Plan 58) | Junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Lam Tei, Tuen Mun, New Territories<br>(5.08 ha)       | 15                            | <ul style="list-style-type: none"> <li>The site was first designated as "CDA" on 7.6.1996. The boundary was adjusted to meet an objection and confirmed under s.6(9) of the pre-amended TPO on 25.2.2000.</li> <li>The latest planning application for comprehensive residential development (No. A/TM-LTYT/110) was approved with conditions by District Planning Officer/Tuen Mun &amp; Yuen Long under delegated authority of the TPB on 16.4.2003.</li> <li>The lease was executed on 18.2.2002.</li> <li>The development (known as "The Sherwood") has been completed and all the planning conditions have been discharged.</li> <li>The planning permission covers the majority of the "CDA" zone. There are however, some residual private lots on the southern, eastern and northern edge of the "CDA" zone not covered by the planning permission. These lots are currently being occupied by residential dwellings, godown, rural workshop and garages. The "CDA" site is proposed for rezoning, subject to designation of appropriate land use and development intensity to the remaining portions of the "CDA" zone.</li> <li>On 18.3.2011, the RNTPC agreed to rezone the site to reflect its existing use.</li> </ul> |

| Site<br>Ref. No.        | Location<br>(Site Area)   | No. of Years<br>Designated<br>"CDA" | Justifications for Rezoning   |
|-------------------------|---|-------------------------------------|---|
| NTW 44<br><br>(Plan 59) | East of Ping Ha Road and<br>north of Castle Peak Road,<br>Ping Shan, Yuen Long,<br>New Territories<br><br>(1.52 ha) | 10                                  | <ul style="list-style-type: none"> <li>• The site was reverted from "R(E)1" to "CDA" upon the decision of the TPB on 21.11.2001 to partially meet an objection. The amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 19.4.2002.</li> <li>• The site comprises southern and northern portions.</li> </ul> <p><i>The southern part of the "CDA":</i></p> <ul style="list-style-type: none"> <li>• Development on the site (known as Green Orchid) with planning approval (No. A/YL-PS/199) has been completed and all the approval conditions were complied with. Consideration would be given to rezone this part "CDA" in the coming OZP amendment.</li> </ul> <p><i>The northern part of the "CDA":</i></p> <ul style="list-style-type: none"> <li>• No development proposals for this part of the "CDA" site had been received.</li> <li>• The site has only a few land owners and is located to the east of Ping Ha Road which is subject to severe traffic congestion. Review of the appropriateness of the "CDA" zoning will be conducted in due course.</li> </ul> |

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

(Total: 3, NTW 22, NTW 32A &amp; NTI 2 )

| Site Ref. No.        | Location (Site Area)  | No. of Years Designated "CDA" | Justifications for Rezoning   |
|----------------------|---|-------------------------------|---|
| NTW 22<br>(Plan 60)  | Various lots in DD 121 and DD 127, Hung Shui Kiu, Yuen Long, New Territories                  | 15                            | <ul style="list-style-type: none"> <li>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.</li> <li>The main part of the site is covered by a previously approved scheme (No. A/YL-TYST/322). It was also governed by a Conditions of Exchange, executed on 12.5.2005. Planning Application (No. A/YL-TYST/322) covering the main part of the CDA site i.e. Lot 2064 in DD 121) was approved by the RNTPC on 1.9.2006. The residential development under the approved scheme has completed with all approval conditions complied with, the Occupation Permit (OP) issued on 31.5.2011 and the Certificate of Compliance (CC) issued on 28.9.2011.</li> <li>On 13.4.2007, a separate application (No. A/YL-TYST/342) proposed for comprehensive residential development covering some of the remaining portions of the "CDA" zone was rejected by the RNTPC.</li> <li>The planning permission covers the majority of the "CDA" zone. There are, however, some residual private lots on the western, southern and eastern edges of the "CDA" zone not covered by the planning permission. These lots are currently vacant land or being occupied for open storage use. The "CDA" zone is proposed for rezoning, with appropriate land use zoning(s) and development parameters for the remaining portions of the "CDA" to be worked out.</li> </ul> |
| NTW 32A<br>(Plan 61) | Northeast of Lingnan University Main Campus at Fu Tei, Tuen Mun, New Territories<br>(1.67 ha) | 14                            | <ul style="list-style-type: none"> <li>The latest planning application (No. A/TM/310) for comprehensive residential development on the site was approved with conditions by District Planning Officer/Tuen Mun &amp; Yuen Long on 25.9.2003 under the delegated authority of the then Town Planning Ordinance.</li> <li>Implementation of the development at the site is divided into 2 phases, both being covered by approved MLP.</li> <li>The lease for Phase I of the site (TMTL 399) was executed on 1.3.2002 while the lease for Phase II is yet to be submitted. Phase I of the development, known as Beneville, has been completed. Therefore, it would be appropriate to rezone the completed portion of the "CDA" site.</li> <li>Phase II of the CDA development covers one single private lot with some Government land involved. For control of the future development,</li> </ul>  |

| Site<br>Ref. No.       | Location<br>(Site Area)  | No. of Years<br>Designated<br>"CDA" | Justifications for Rezoning   |
|------------------------|--|-------------------------------------|---|
|                        |  |                                     | parameters as approved in the MLP can be incorporated in the future zoning of this portion of the "CDA" site.   |
| NTI 2<br><br>(Plan 62) | Tung Wan and Tung Wan Tsai, Ma Wan Island, New Territories<br><br>(21.19 ha) | 18                                  | <ul style="list-style-type: none"> <li>• The boundary of "CDA" zone was amended to include a servicing area in the north and to reflect the revised western boundary as a consequential change of the adjacent "V" zone boundary arising from a revised road alignment. The boundary amendment of the site was exhibited on 13.1.1995.</li> <li>• Comprehensive development for the site is required to take account of various constraints, such as restricted vehicular access, traffic and rail noise from the Lantau Link.</li> <li>• A revised scheme (Application No. A/I-MWI/26) was submitted on 20.12.2002 and approved with conditions by the RNTPC on 7.2.2003 and further minor amendments for addition of a day nursery/child care centre, 2 clubhouses, and more housing units were approved on 9.5.2003, 18.2.2004, 2.11.2004 and 21.7.2006 respectively.</li> <li>• The latest MLP was deposited in the Land Registry in July 2007. The MLP reflects the scheme of Application No. A/I-MWI/38.</li> <li>• Lease modification was approved on 26.2.1999.</li> <li>• The building works of the Park Island (No. A/I-MWI/38) have been substantially completed. The site has the potential of rezoning to reflect the residential and commercial uses subject to completion of the development and full compliance with the approval conditions.</li> <li>• The submission aspect of three approval conditions relating to: (a) the submission and implementation of a revised MLP, taking into account condition (c); (b) the submission and implementation of a revised landscape master plan; and (c) the design and provision of emergency vehicular access have been complied with to departments' satisfaction. The applicant will notify PlanD on the discharge of the above three conditions upon full completion of the development. For the remaining approval condition (d), neither the submission nor implementation aspect relating to the submission and implementation of contingency plans for traffic arrangement in case of inclement weather or other emergency situations has been complied with. However, the applicant is in the process of liaising with Transport Department regarding the discharge of this condition. The "CDA" site has the potential for rezoning subject to full compliance with the approval conditions.</li> </ul> |





**“CDA” Site with Approved MLP and with Potential for Rezoning (Total: 1 NTI 13 )**

| Site<br>Ref. No.   | Location<br>(Site Area)  | No. of Years<br>Designated<br>“CDA” | Justifications for Rezoning  |
|--------------------|--|-------------------------------------|--|
| NTI 3<br>(Plan 63) | Tung Chung Town<br>Centre (TCTL 1, 2,3,4<br>and 5), New Territories<br><br>(22 ha) | 17                                  | <ul style="list-style-type: none"> <li>• All approval conditions of the approved scheme (Application No. A/I-TCTC/28) have been complied with.</li> <li>• The development at TCTLs 1 to 5 have been completed.</li> <li>• CC has been issued.</li> </ul> |



#### 圖例 LEGEND

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

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

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

#### 位置圖 LOCATION PLAN

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

SCALE 1 : 50 000 比例尺

規劃署  
PLANNING DEPARTMENT

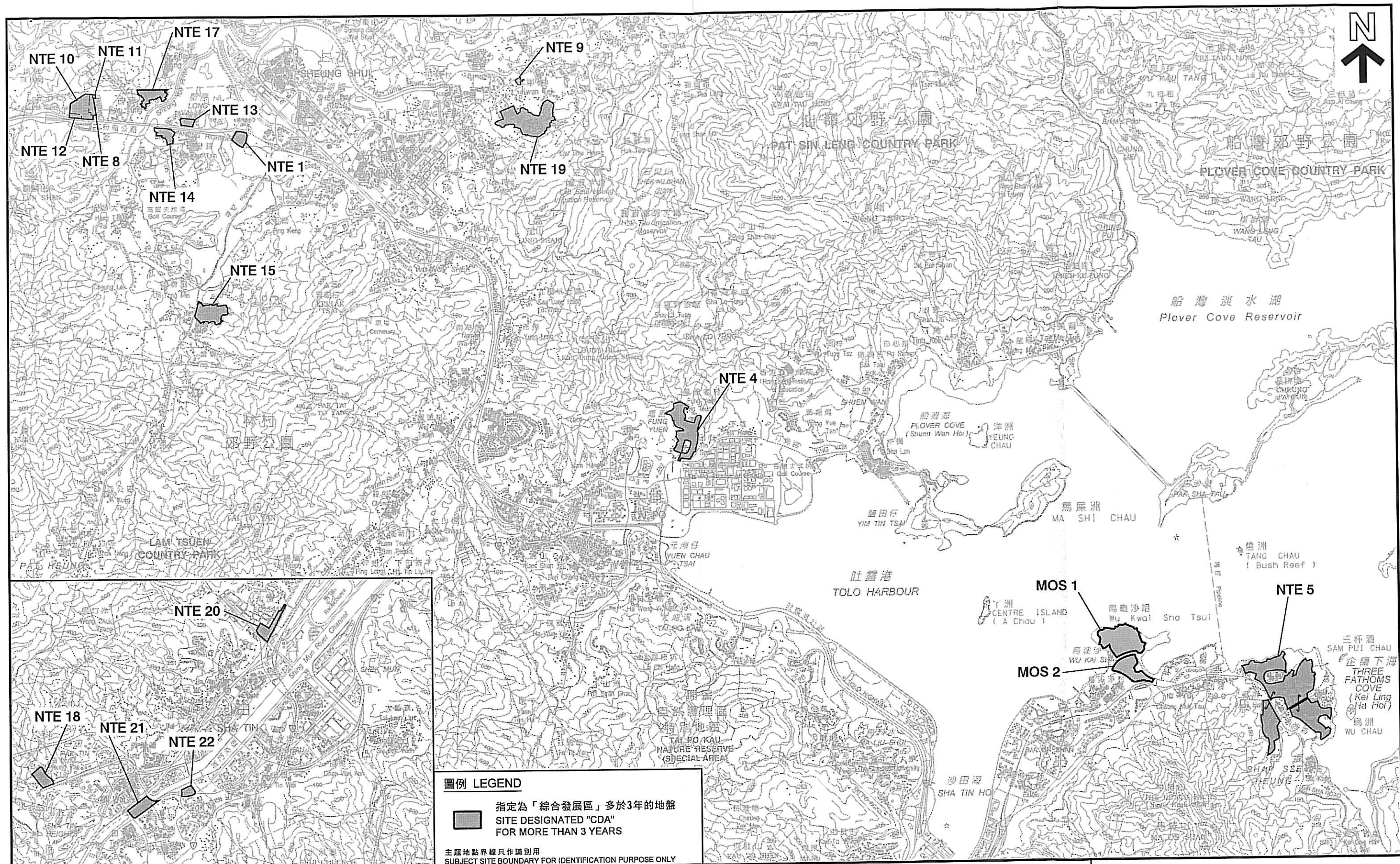


參考編號  
REFERENCE No.  
M/NT/12/01

圖 PLAN

1





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

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

SCALE 1 : 50 000 比例尺

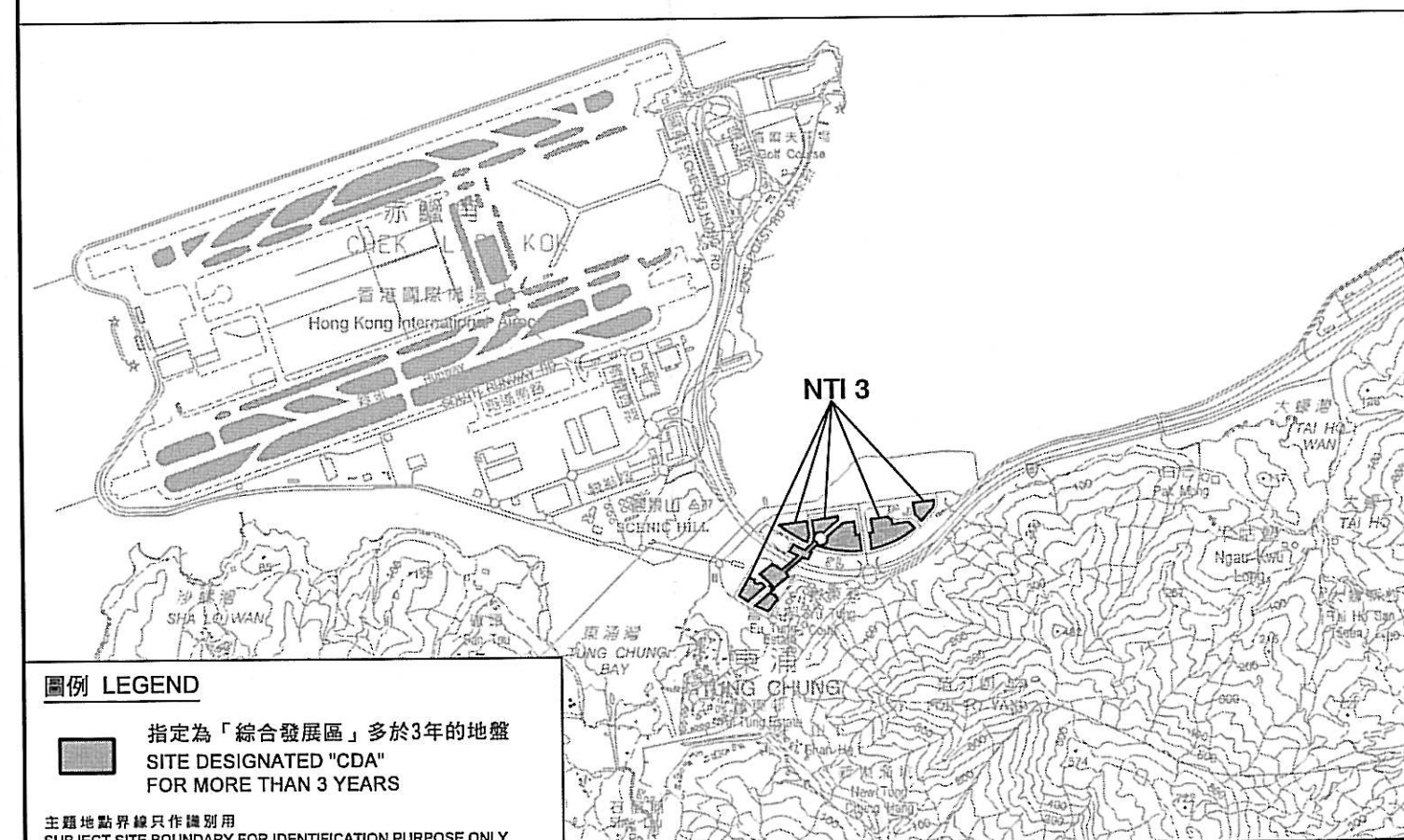
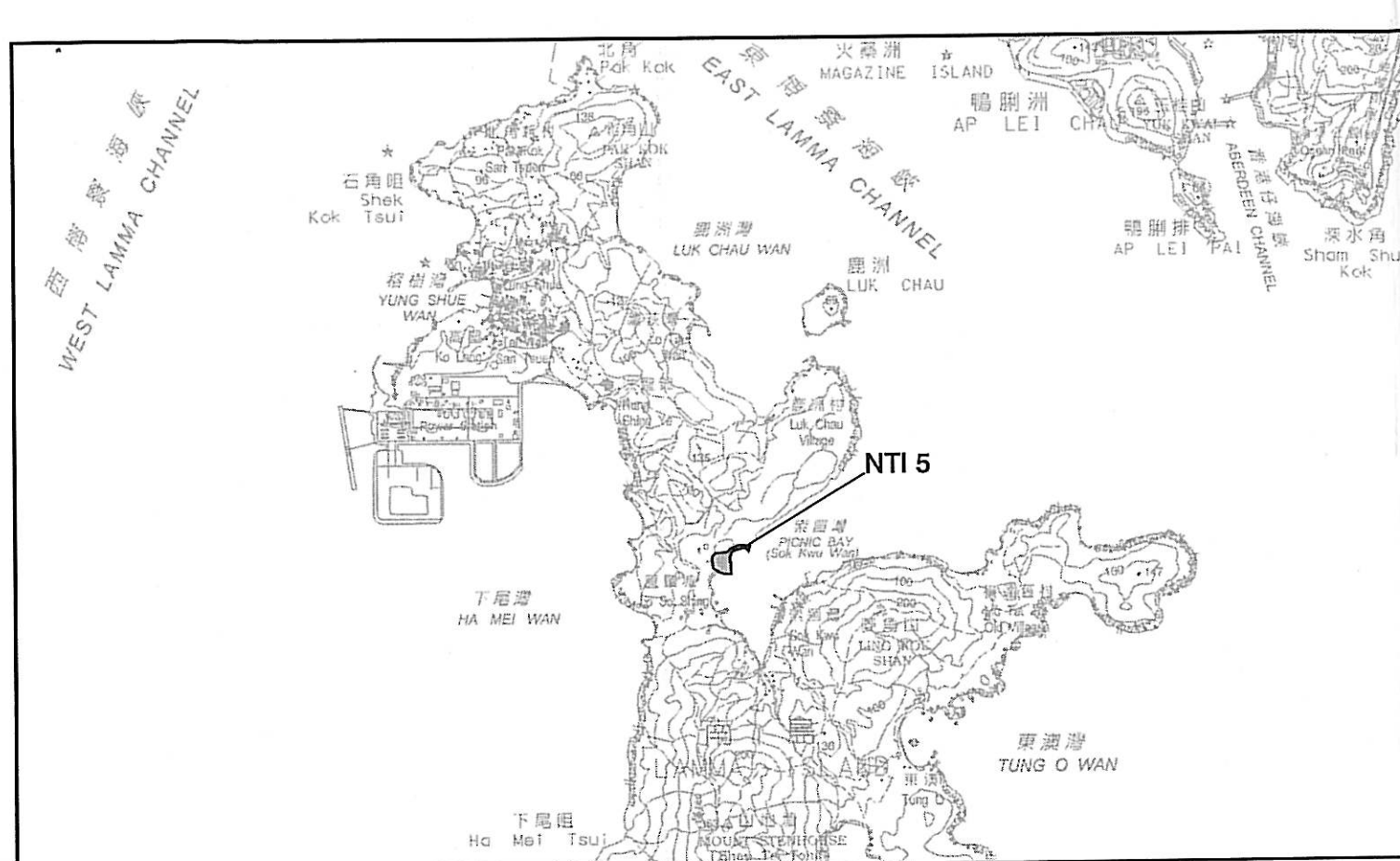
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/02

圖 PLAN  
2





#### 圖例 LEGEND



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

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

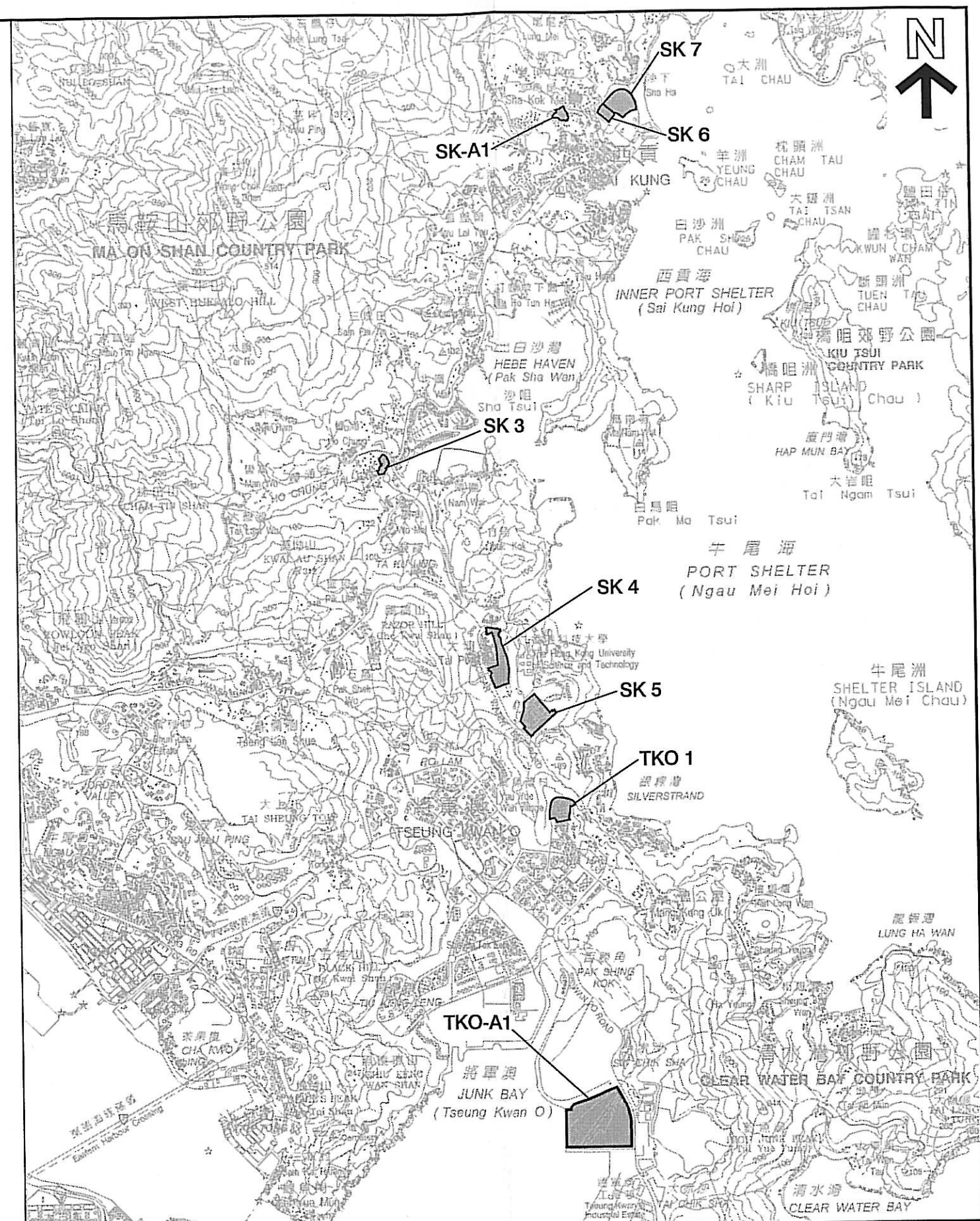
本摘要圖於2012年1月20日擬備，  
所根據的資料為地圖組別HM50C  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON MAP SERIES HM50C

#### 位置圖 LOCATION PLAN

西貢及離島綜合發展區地盤

COMPREHENSIVE DEVELOPMENT AREA SITES  
IN SAI KUNG & ISLANDS DISTRICT

SCALE 1 : 50 000 比例尺

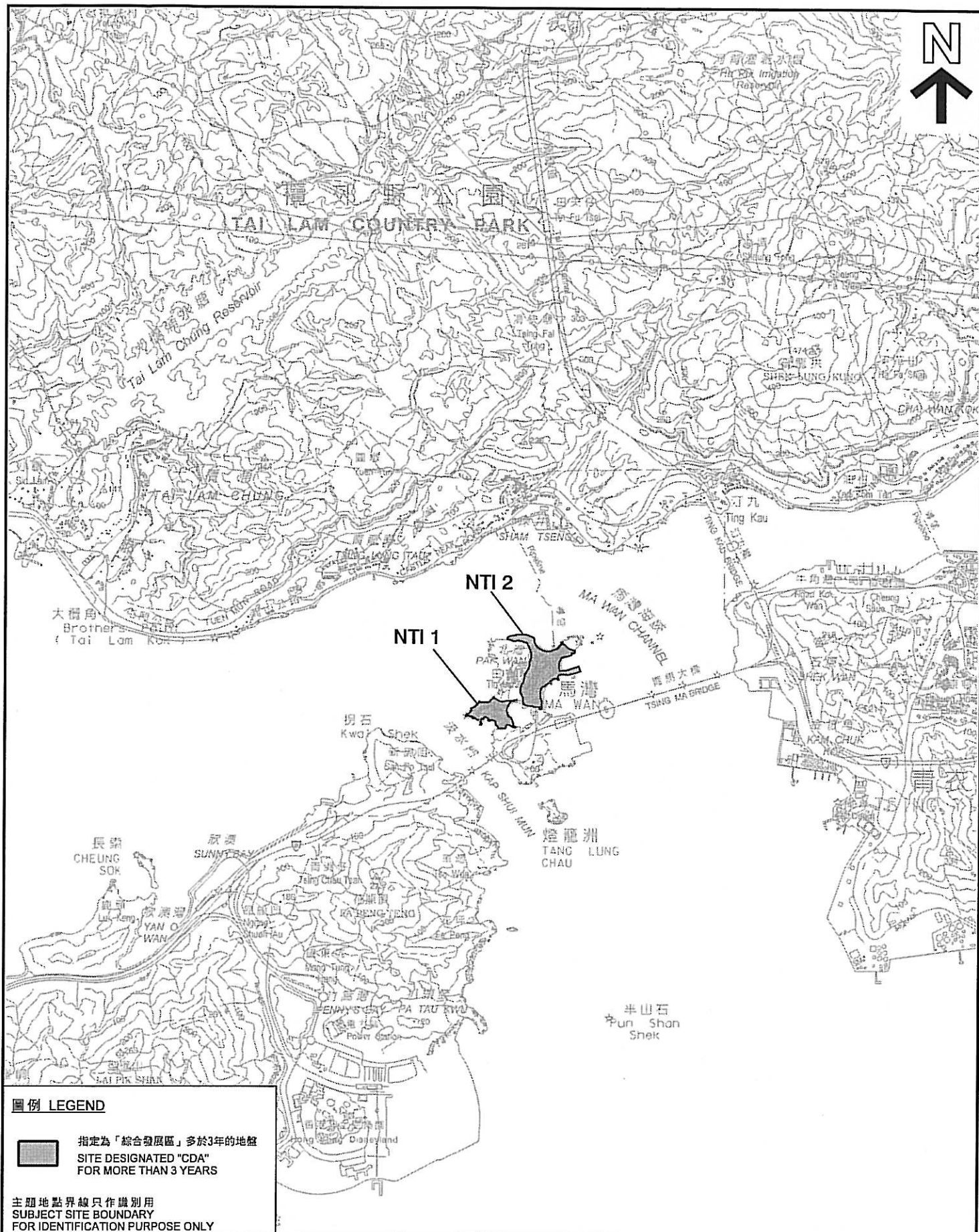


規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/03

圖 PLAN  
3



### 位置圖 LOCATION PLAN

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

本摘要圖於2012年1月20日擬備，  
所根據的資料為地圖組別HM50C

EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON MAP SERIES HM50C

SCALE 1 : 50 000 比例尺

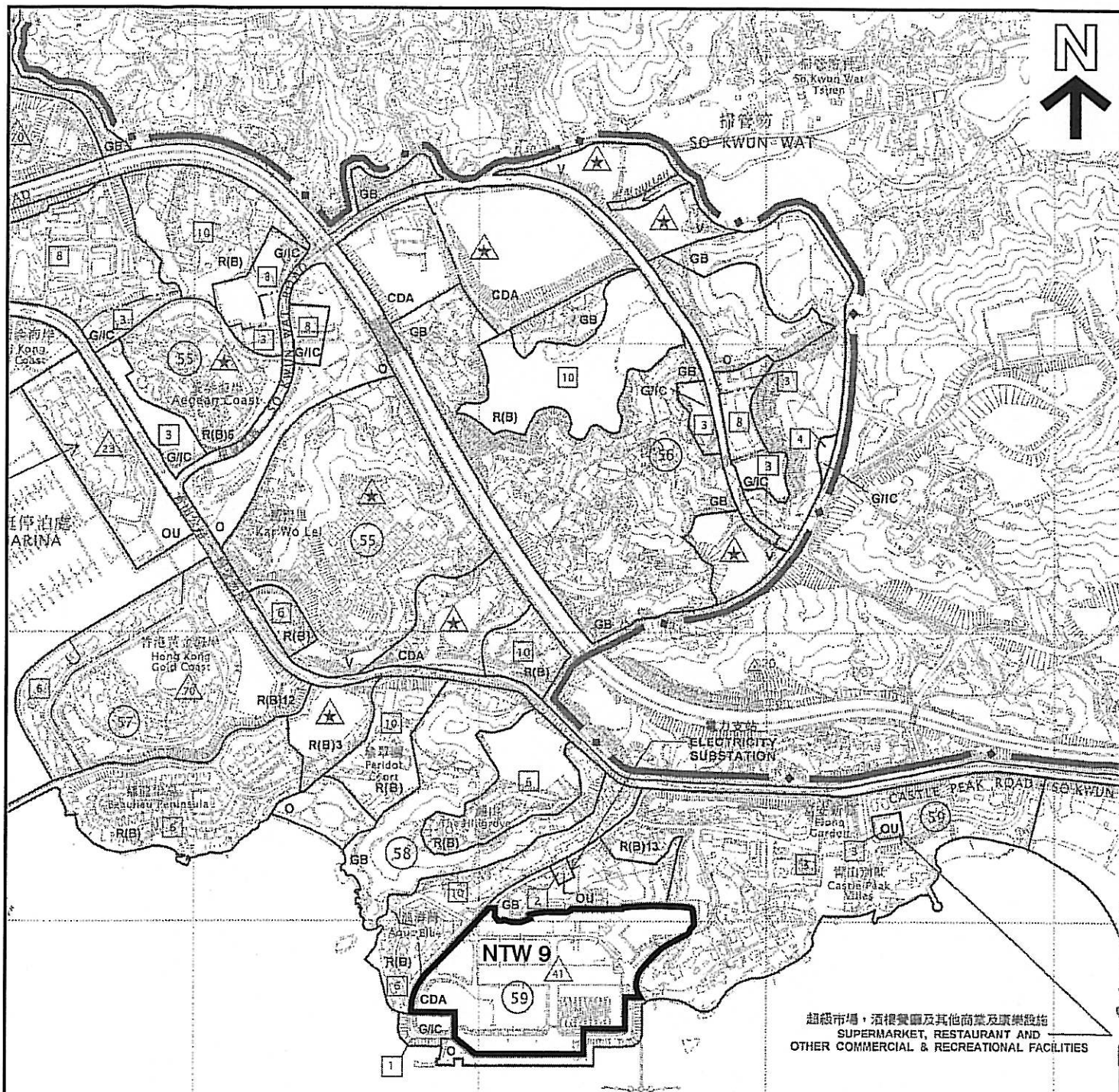
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/04

圖 PLAN  
4





#### 圖例 LEGEND

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

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

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年5月3日  
核准的分區計劃大綱圖編號S/TM/28

EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/TM/28 APPROVED ON 3.5.2011

#### 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

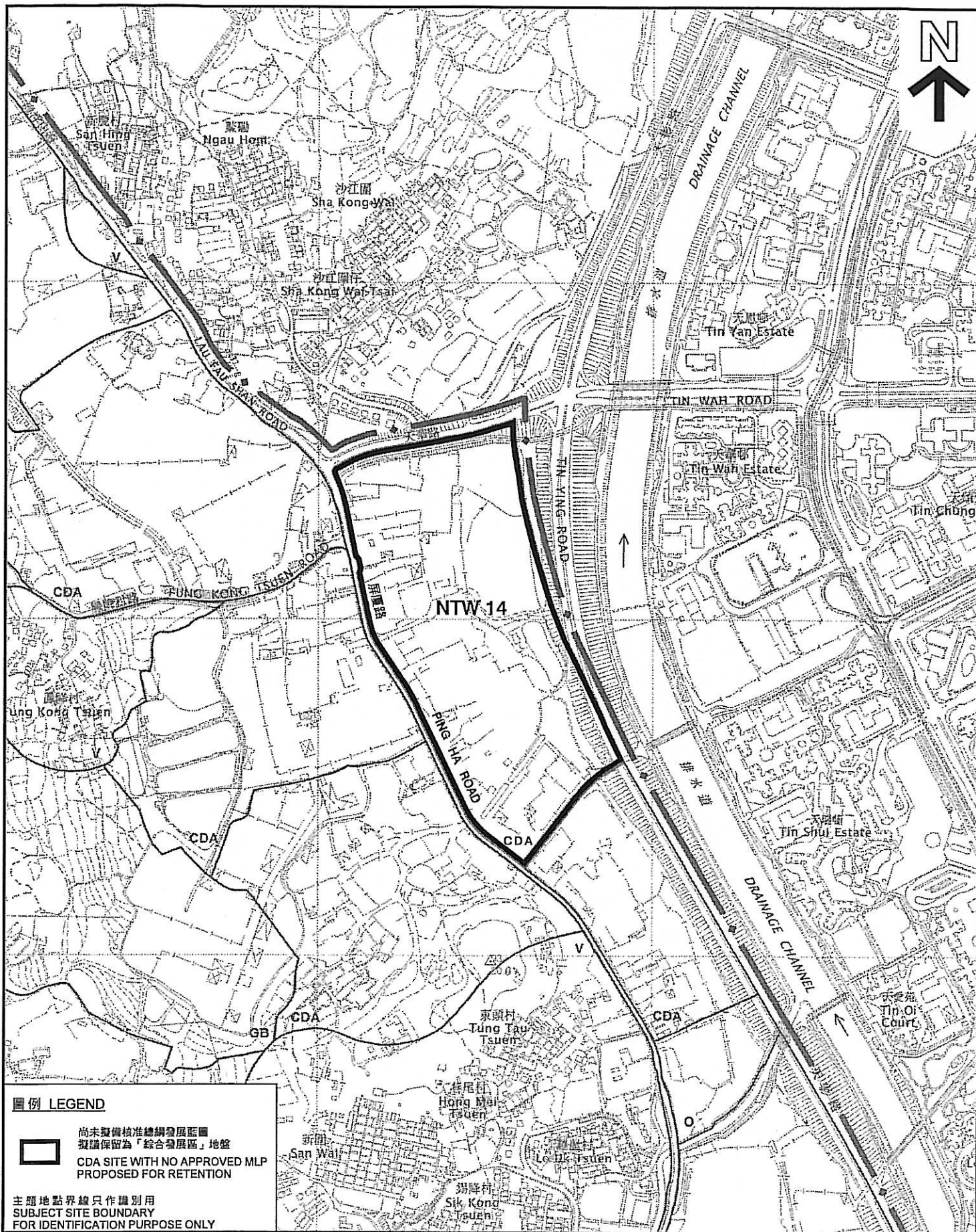
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/05

圖 PLAN

5



### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 14  
新界元朗廈村天華路以南

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



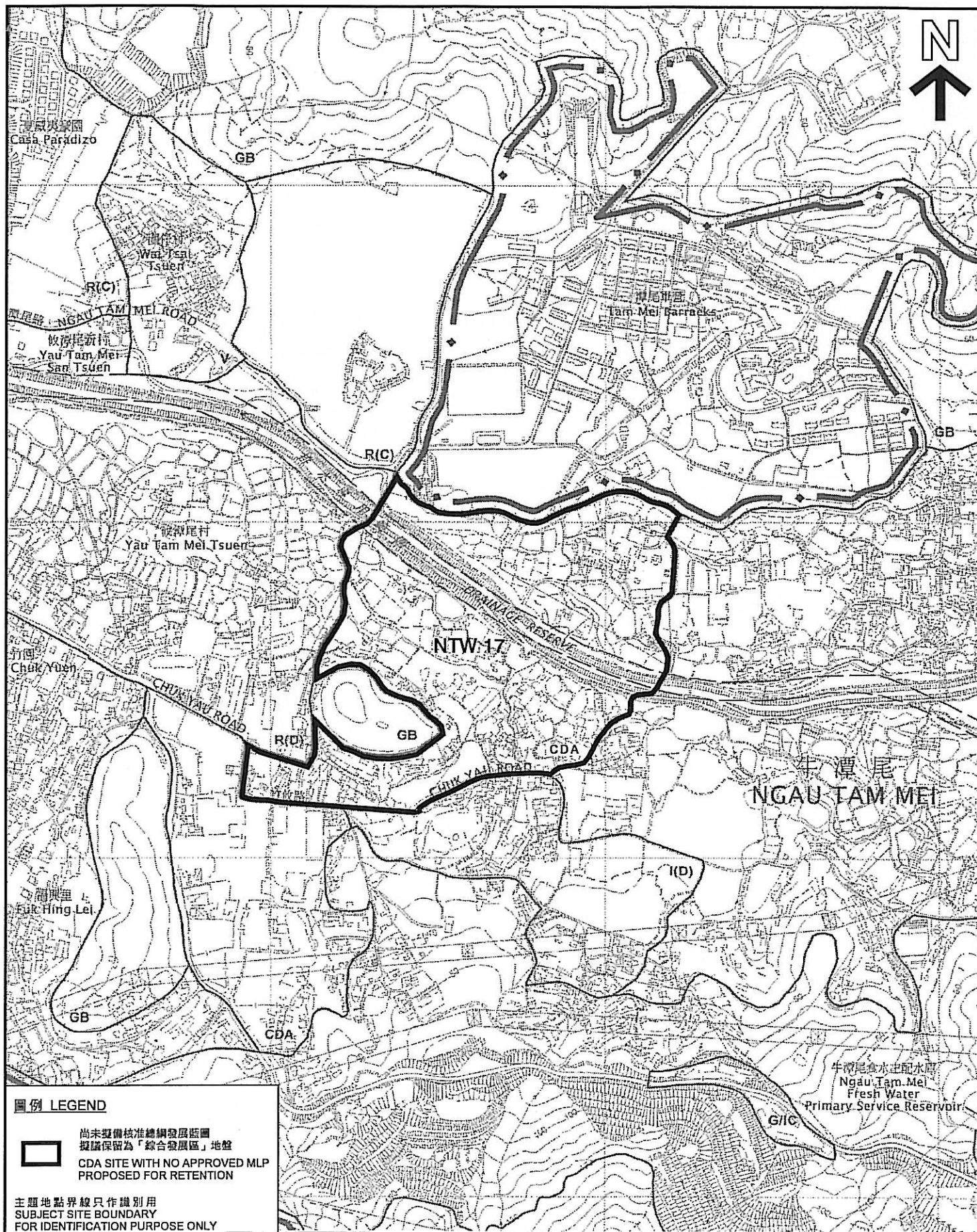
參考編號  
REFERENCE No.  
M/NT/12/06

圖 PLAN  
6

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2009年1月13日  
核准的分區計劃大綱圖編號S/YL-HT/10  
EXTRACT PLAN PREPARED ON 20.1.2012  
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

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/12/08

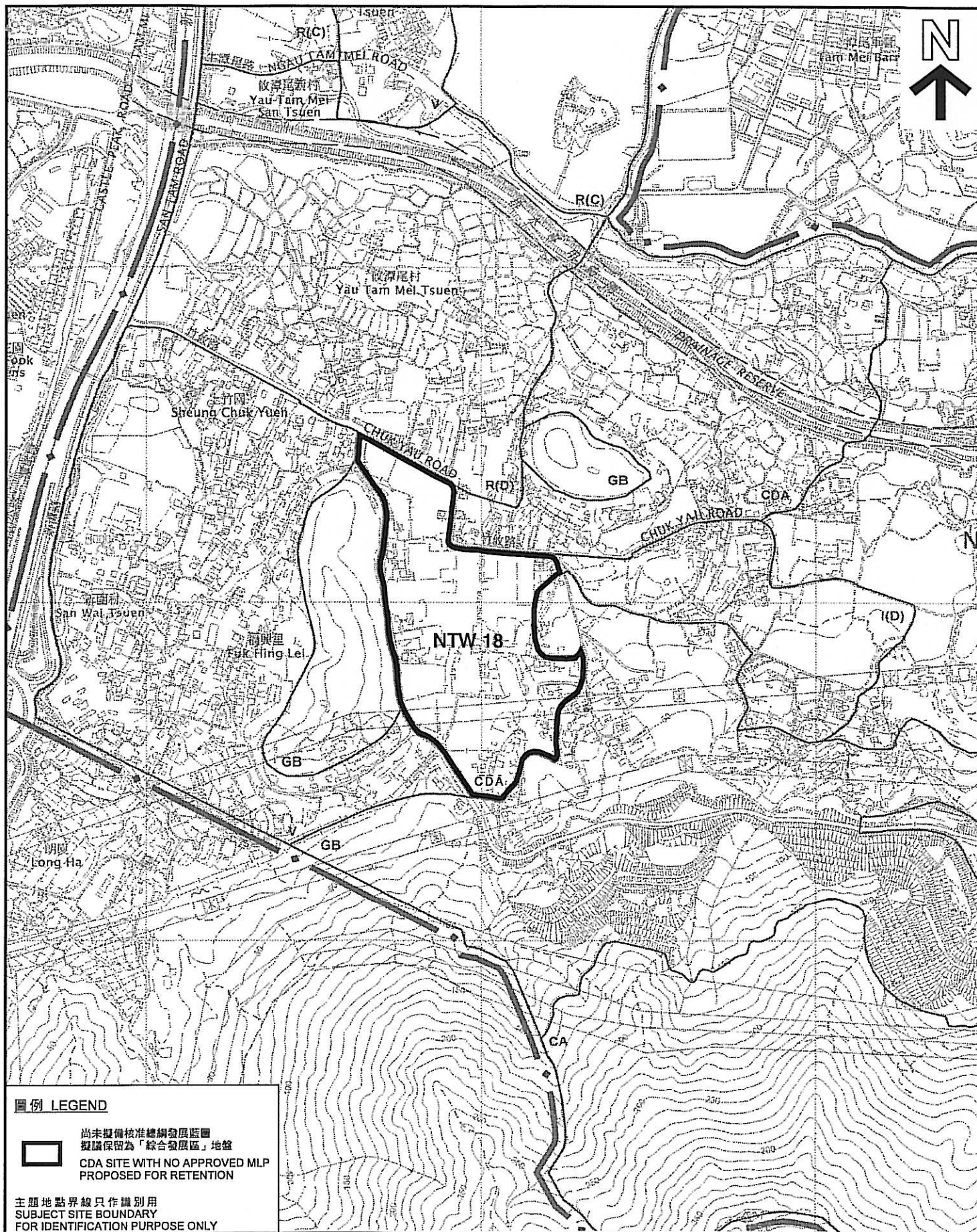
圖 PLAN

8

本摘要圖於2012年1月20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 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NTM/12 APPROVED ON 5.12.2006





#### 圖例 LEGEND



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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 18  
新界元朗牛潭尾上竹園以東

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

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/09

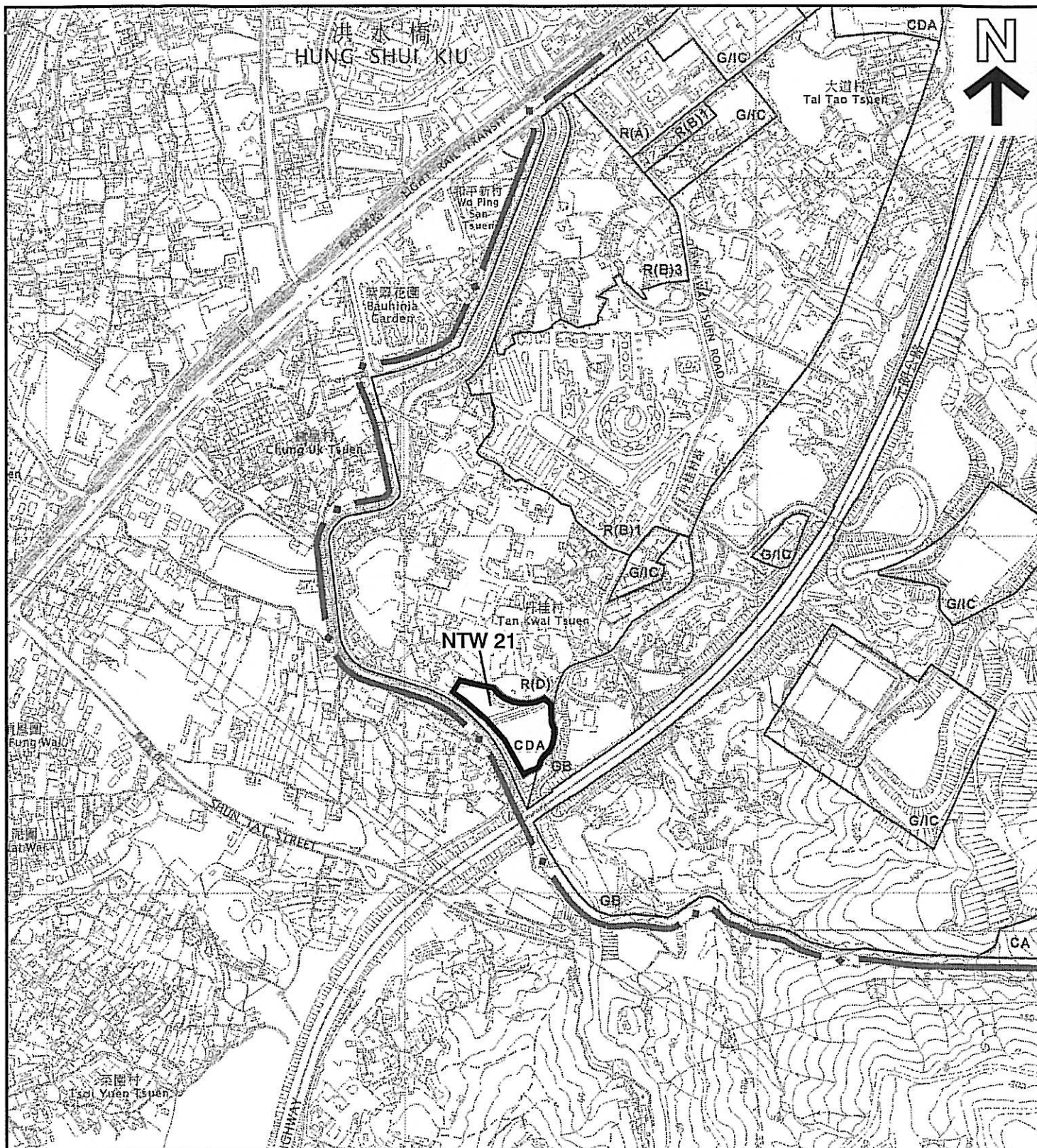
圖 PLAN

9

本摘要圖於2012年1月20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 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NTM/12 APPROVED ON 5.12.2006





#### 圖例 LEGEND



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

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

本摘要圖於2012年1月20日擬備，  
所根據的資料為於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 20.1.2012  
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

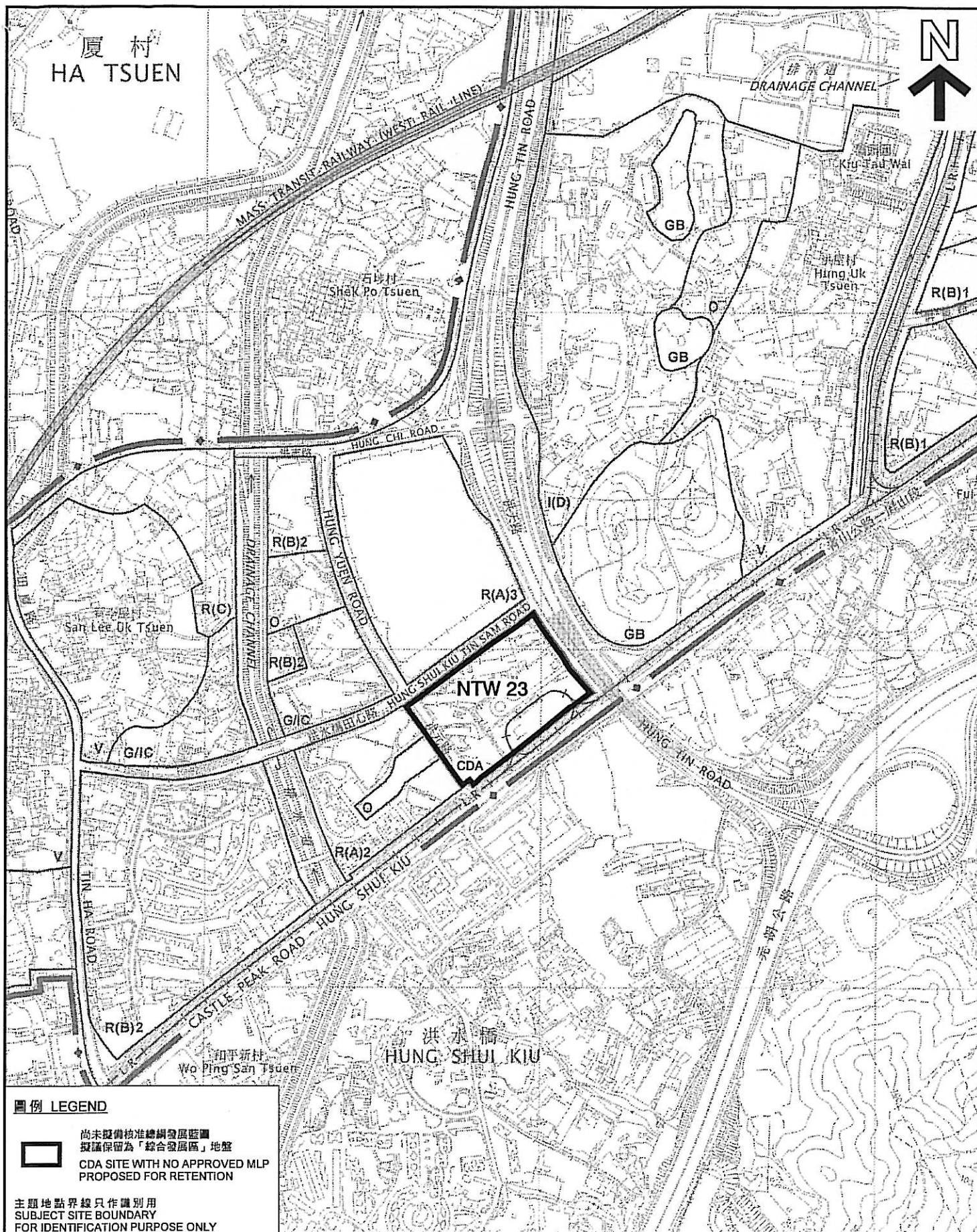
SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/10

圖 PLAN  
10



**圖例 LEGEND**

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

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

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 NTW 23  
新界元朗洪水橋洪天路以西

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

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年6月30日  
展示的分區計劃大綱圖編號S/YL-PS/13  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-PS/13 EXHIBITED ON 30.6.2011

SCALE 1: 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT

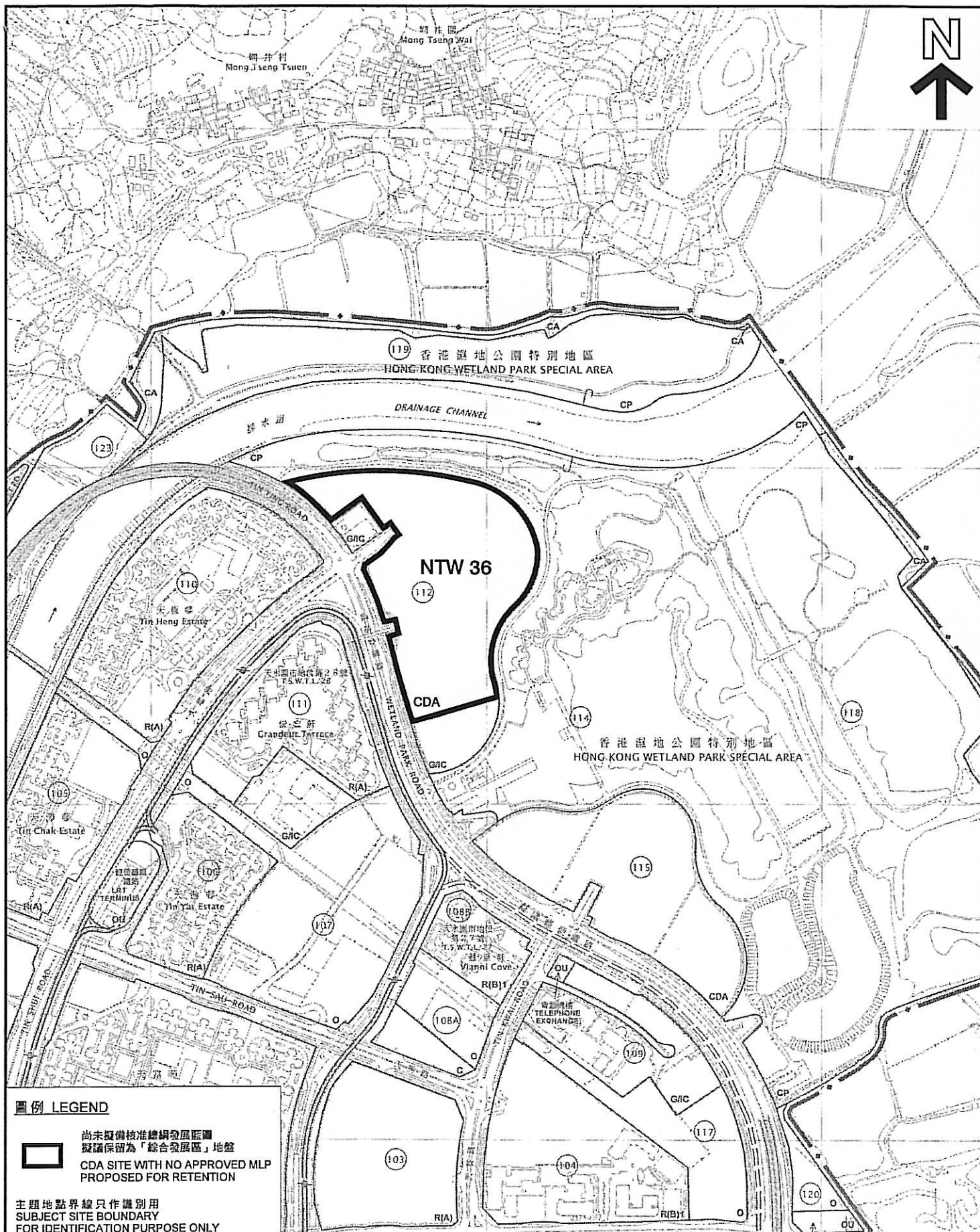


參考編號  
REFERENCE No.  
M/NT/12/11

圖 PLAN

11





## 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 36  
新界天水圍第112區

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

SCALE 1 : 7 500 比例尺

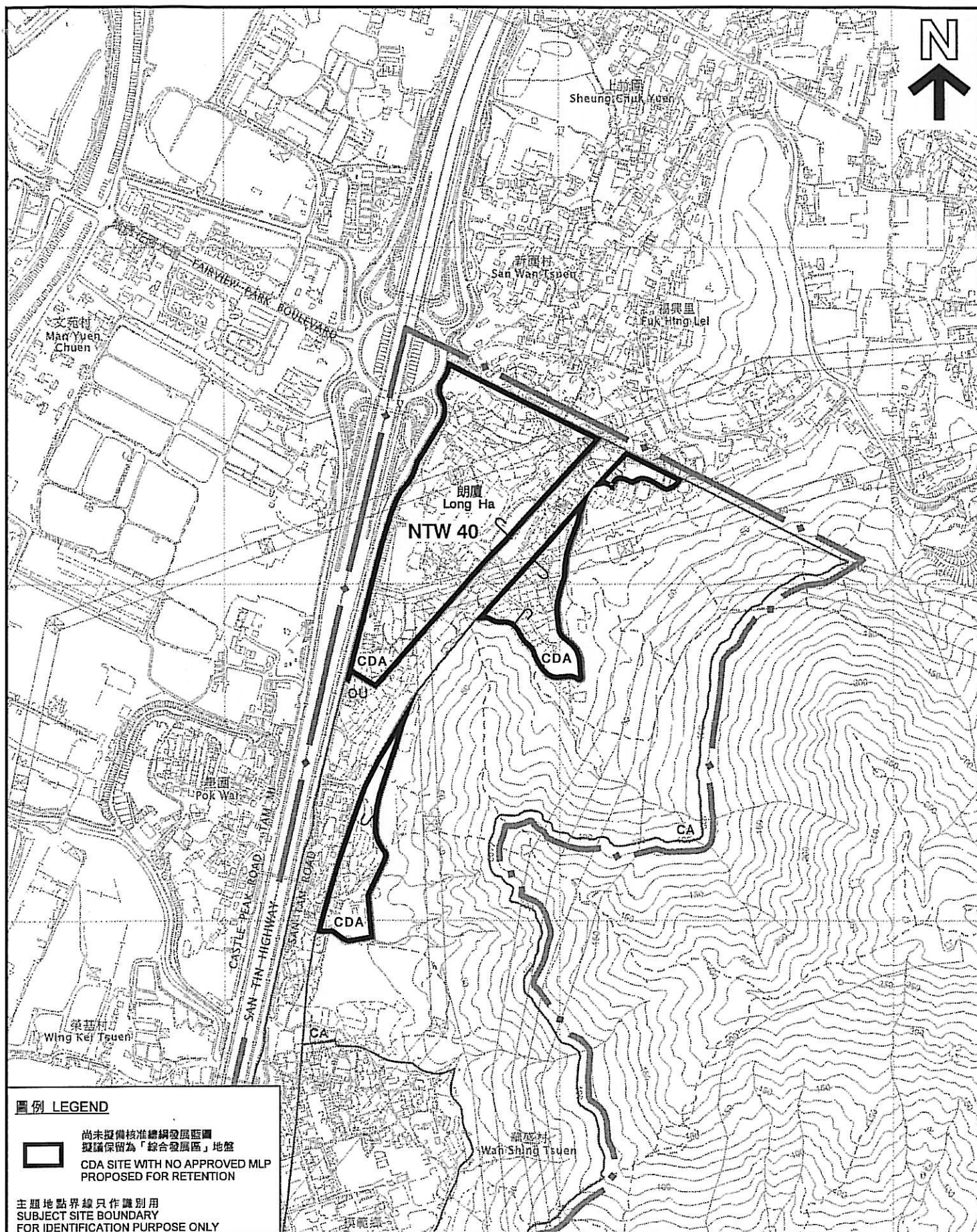
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/12

圖 PLAN  
12

本摘要圖於2012年1月20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 20.1.2012  
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

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



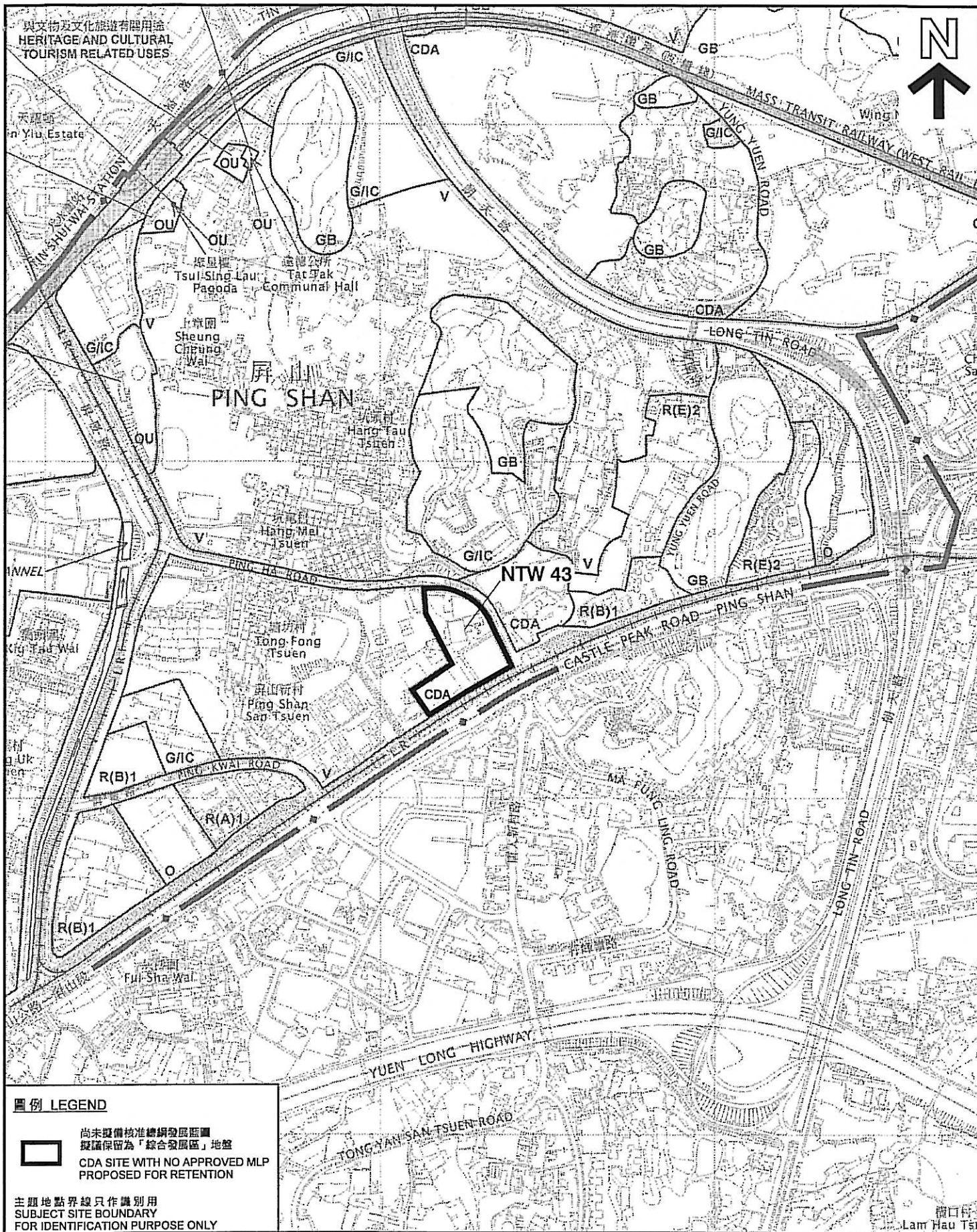
參考編號  
REFERENCE No.  
M/NT/12/14

圖 PLAN  
13

本摘要圖於2012年1月20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 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/7 APPROVED ON 31.10.2006





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 43

新界元朗屏山

塘坊村的東南面及屏廈路以西

CDA SITE REF. No. NTW 43  
SOUTH-EAST OF TONG FONG TSUEN  
& WEST OF PING HA ROAD, PING SHAN  
YUEN LONG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/15

圖 PLAN  
14

與文物及文化旅遊有關用途  
HERITAGE AND CULTURAL  
TOURISM RELATED USES

天耀邨  
Tin Yiu Estate

天耀站  
Tin Shui Wai Station

天耀邨  
Tin Yiu Estate

天耀邨  
Tin Yiu Estate

天耀邨  
Tin Yiu Estate

天耀邨  
Tin Yiu Estate

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Tin Yiu Estate

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Tin Yiu Estate

天耀邨  
Tin Yiu Estate

天耀邨  
Tin Yiu Estate

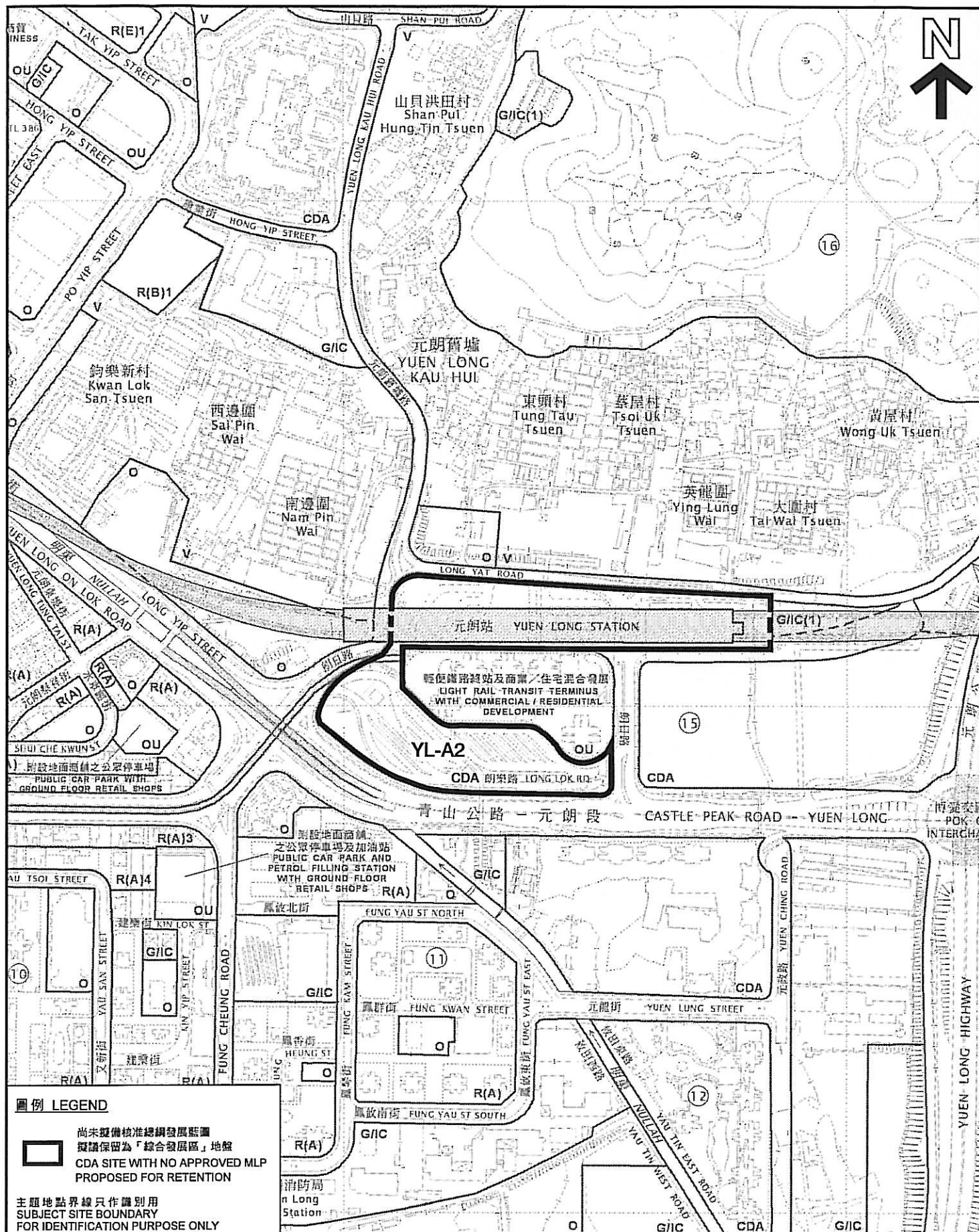
天耀邨  
Tin Yiu Estate

天耀邨  
Tin Yiu Estate

天耀邨  
Tin Yiu Estate

天耀邨  
Tin Yiu Estate





### 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

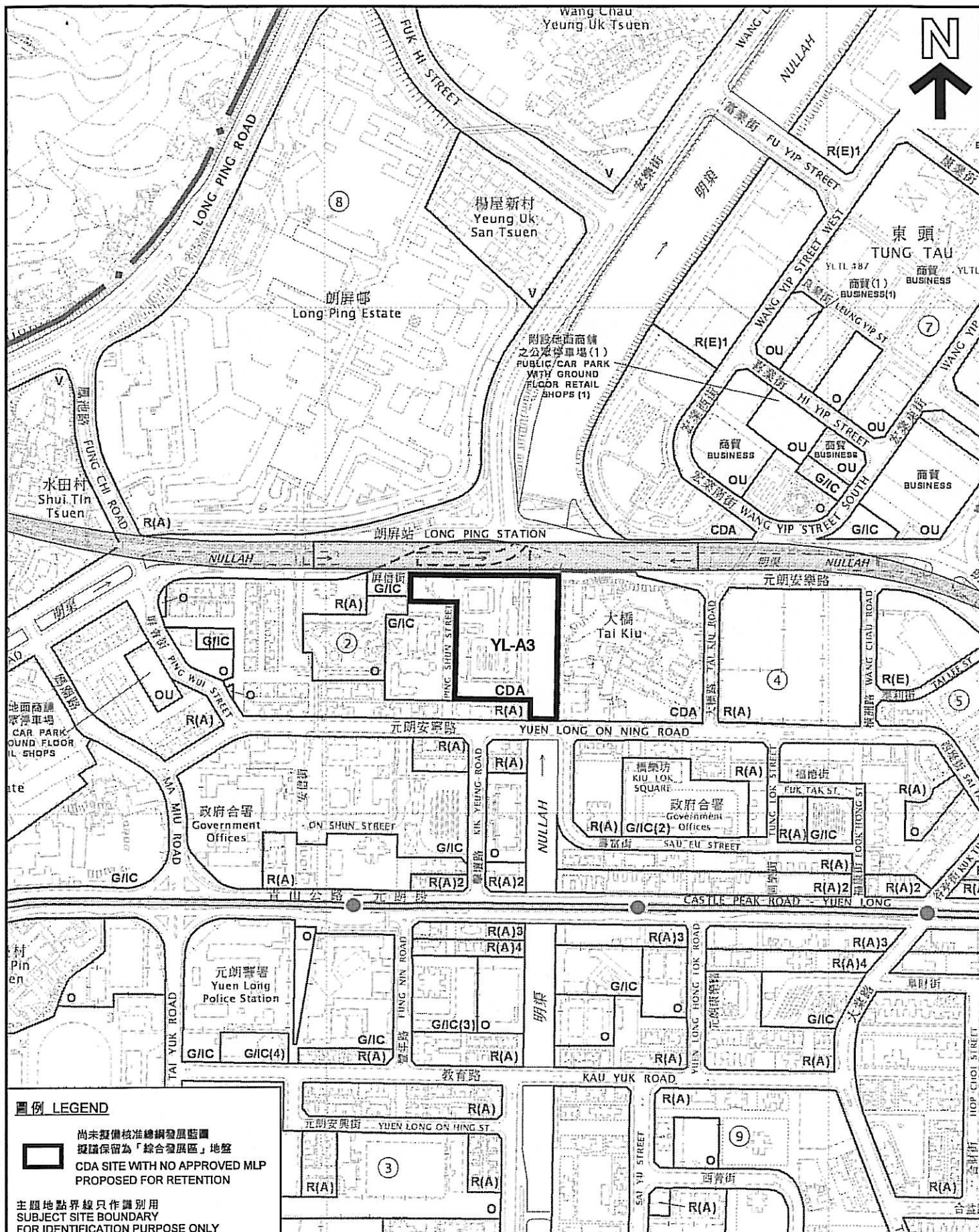
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/16

圖 PLAN  
15

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年12月6日  
核准的分區計劃大綱圖編號S/YL/21  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL/21 APPROVED ON 6.12.2011



#### 圖例 LEGEND



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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 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

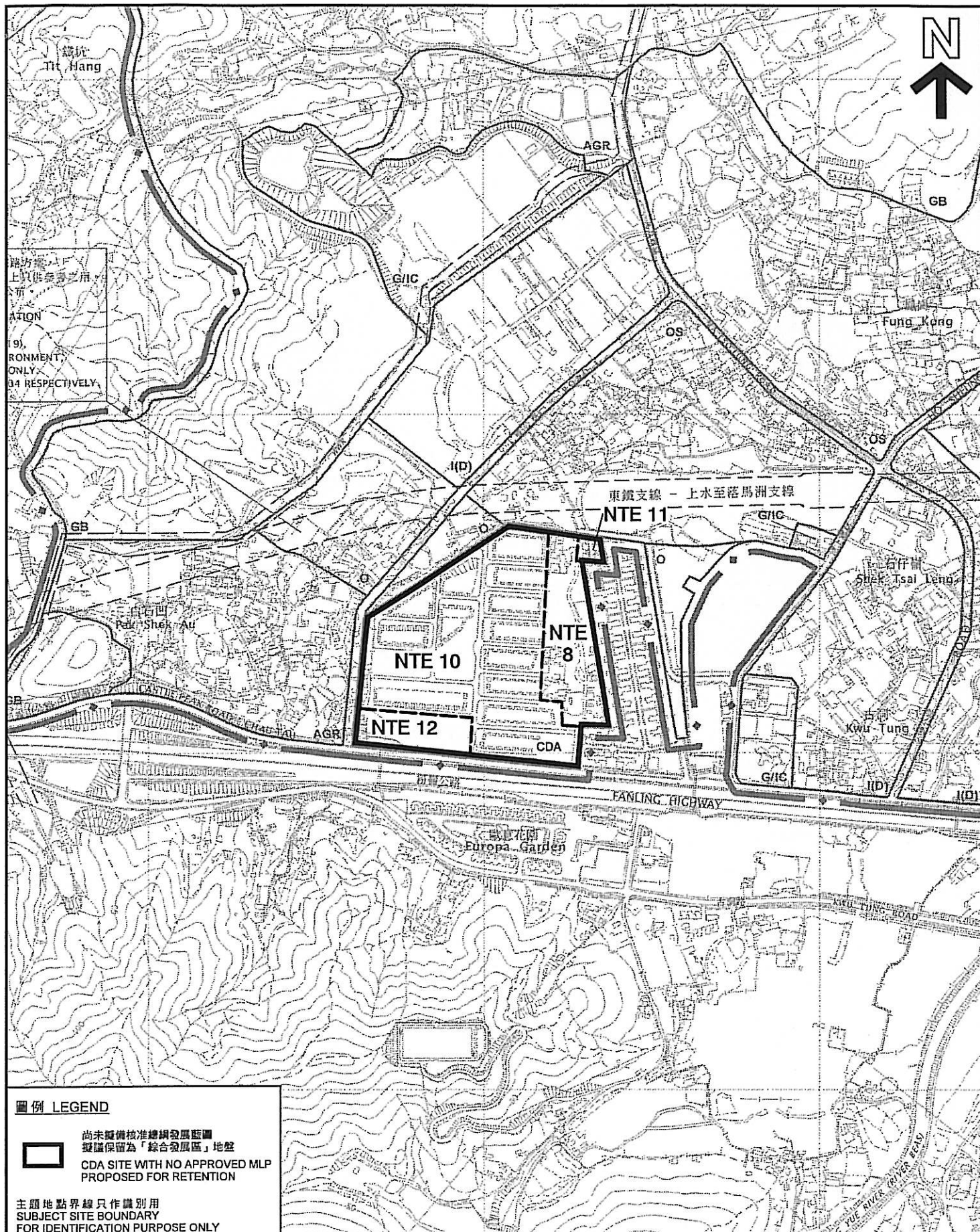


參考編號  
REFERENCE No.  
M/NT/12/17

圖 PLAN  
16

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年12月6日  
核准的分區計劃大綱圖編號S/YL/21  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL/21 APPROVED ON 6.12.2011





#### 圖例 LEGEND



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

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

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2006年10月31日  
核准的分區計劃大綱圖編號S/NE-KTN/8

EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-KTN/8 APPROVED ON 31.10.2006

#### 平面圖 SITE PLAN

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

新界古洞

粉嶺公路以北及前石仔嶺營以西

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

SCALE 1 : 7 500 比例尺

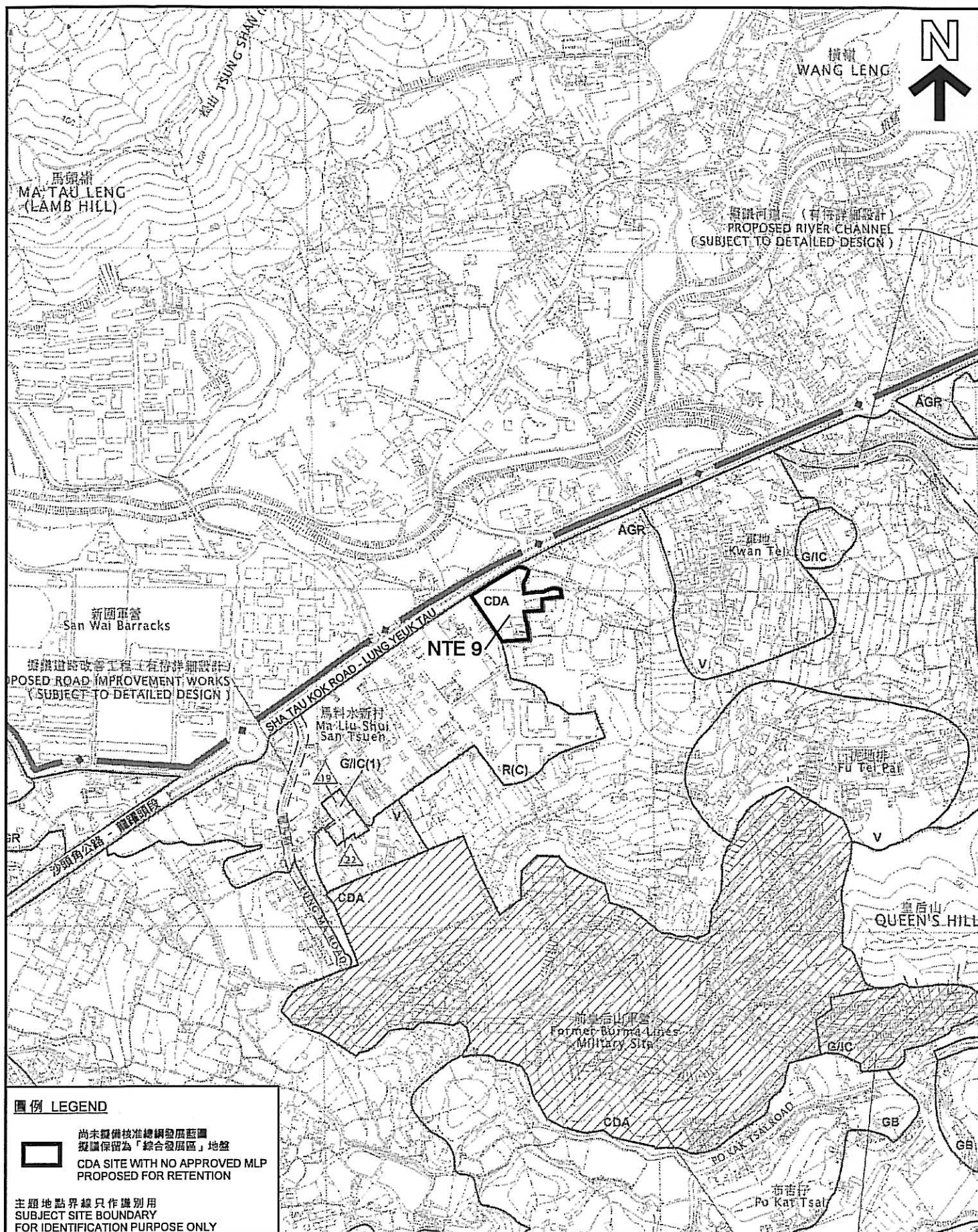
規劃署  
PLANNING  
DEPARTMENT




參考編號  
REFERENCE No.  
M/NT/12/18

圖 PLAN

17



#### 圖例 LEGEND


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

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

本摘要圖於2012年1月20日擬備，  
 所根據的資料為於2010年6月1日  
 核准的分區計劃大綱圖編號S/NE-LYT/14  
 EXTRACT PLAN PREPARED ON 20.1.2012  
 BASED ON OUTLINE ZONING PLAN No.  
 S/NE-LYT/14 APPROVED ON 1.6.2010

#### 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

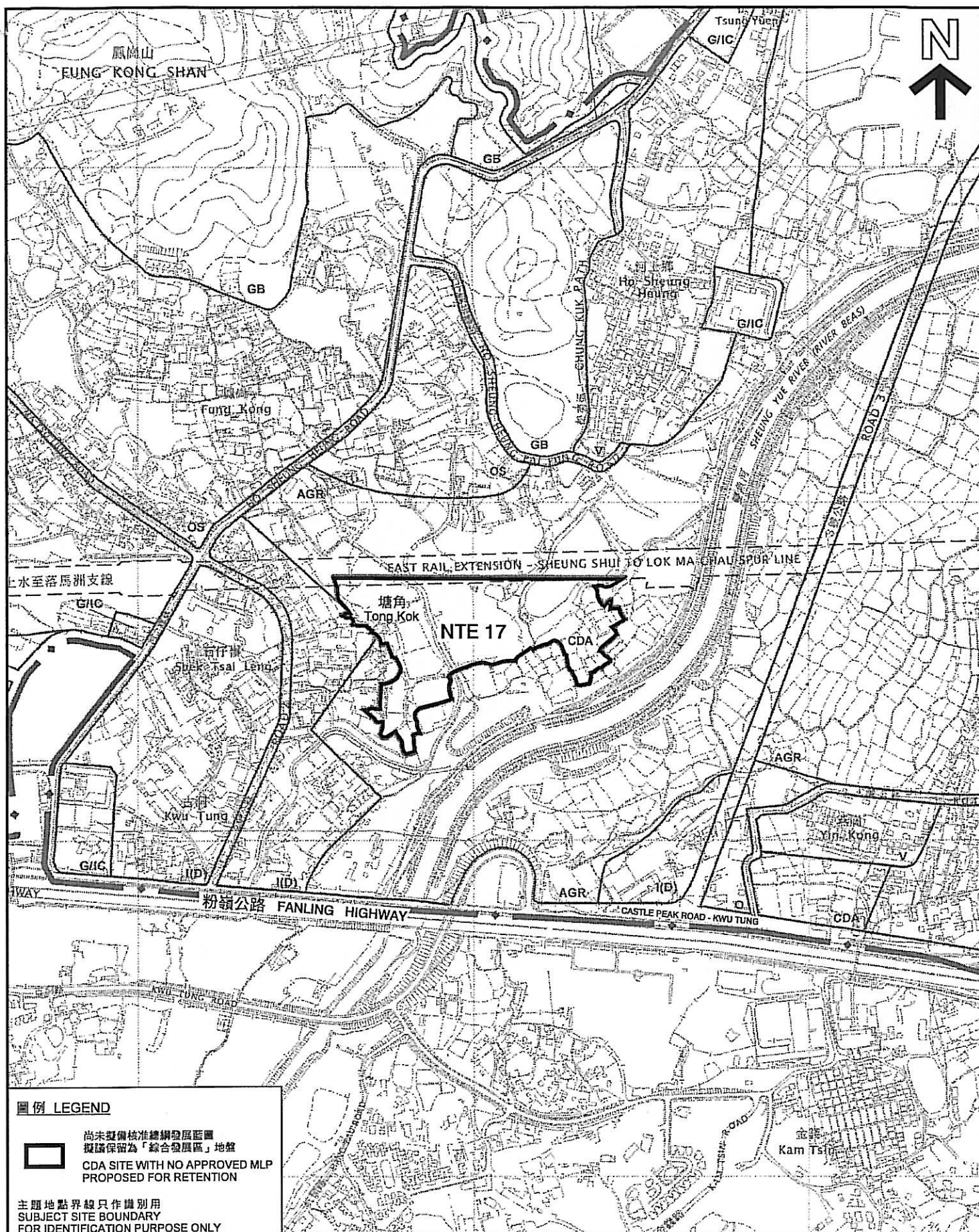
規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/NT/12/29

圖 PLAN  
 18





#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 17  
 新界古洞近塘角前石仔嶺營的東北面

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

SCALE 1 : 7 500 比例尺

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/NT/12/19

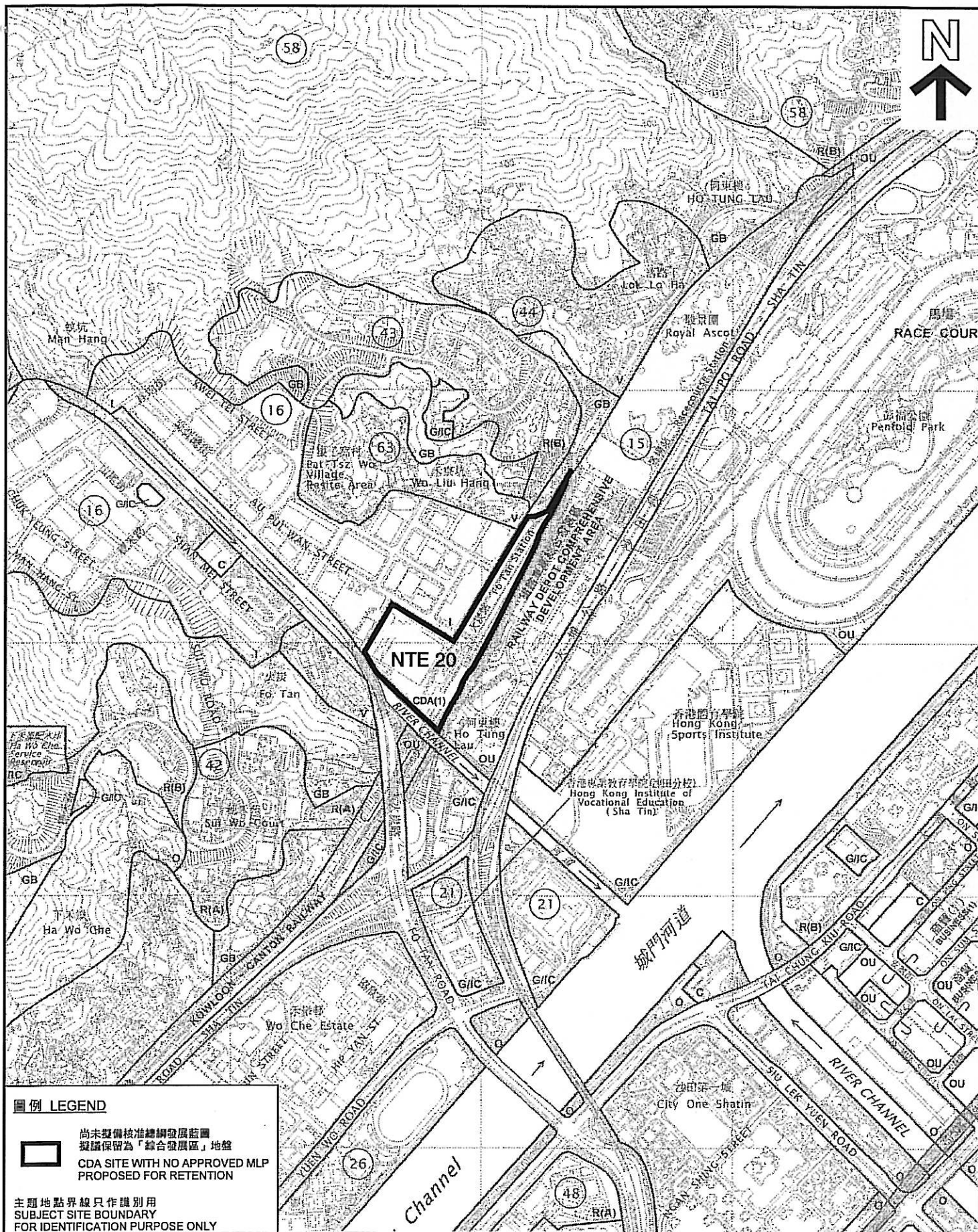
圖 PLAN

19


本摘要圖於2012年1月20日擬備，  
 所根據的資料為於2006年10月31日  
 核准的分區計劃大綱圖編號S/NE-KTN/8

EXTRACT PLAN PREPARED ON 20.1.2012  
 BASED ON OUTLINE ZONING PLAN No.  
 S/NE-KTN/8 APPROVED ON 31.10.2006





#### 圖例 LEGEND

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

主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 20  
新界沙田火炭沙田市地段第75號、  
丈量約份第176內地地段第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

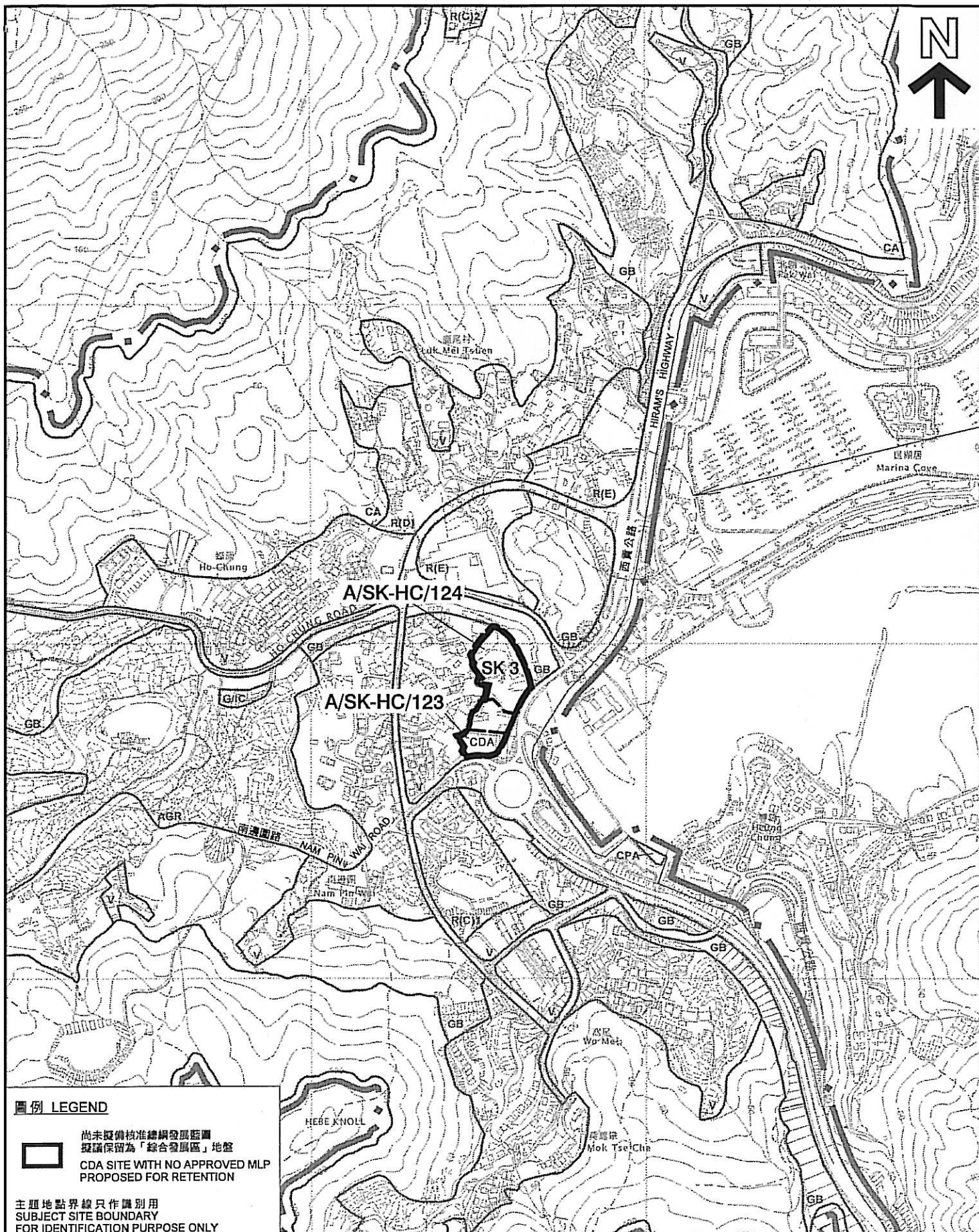
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/20

圖 PLAN  
20

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年6月30日  
展示的分區計劃大綱圖編號S/ST/25  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/25 EXHIBITED ON 30.6.2011



#### 圖例 LEGEND



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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 SK 3  
新界西貢南邊圍路

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

本摘要圖於2012年1月20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/SK-HC/9

EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/SK-HC/9 APPROVED ON 31.10.2006

SCALE 1:7 500 比例尺

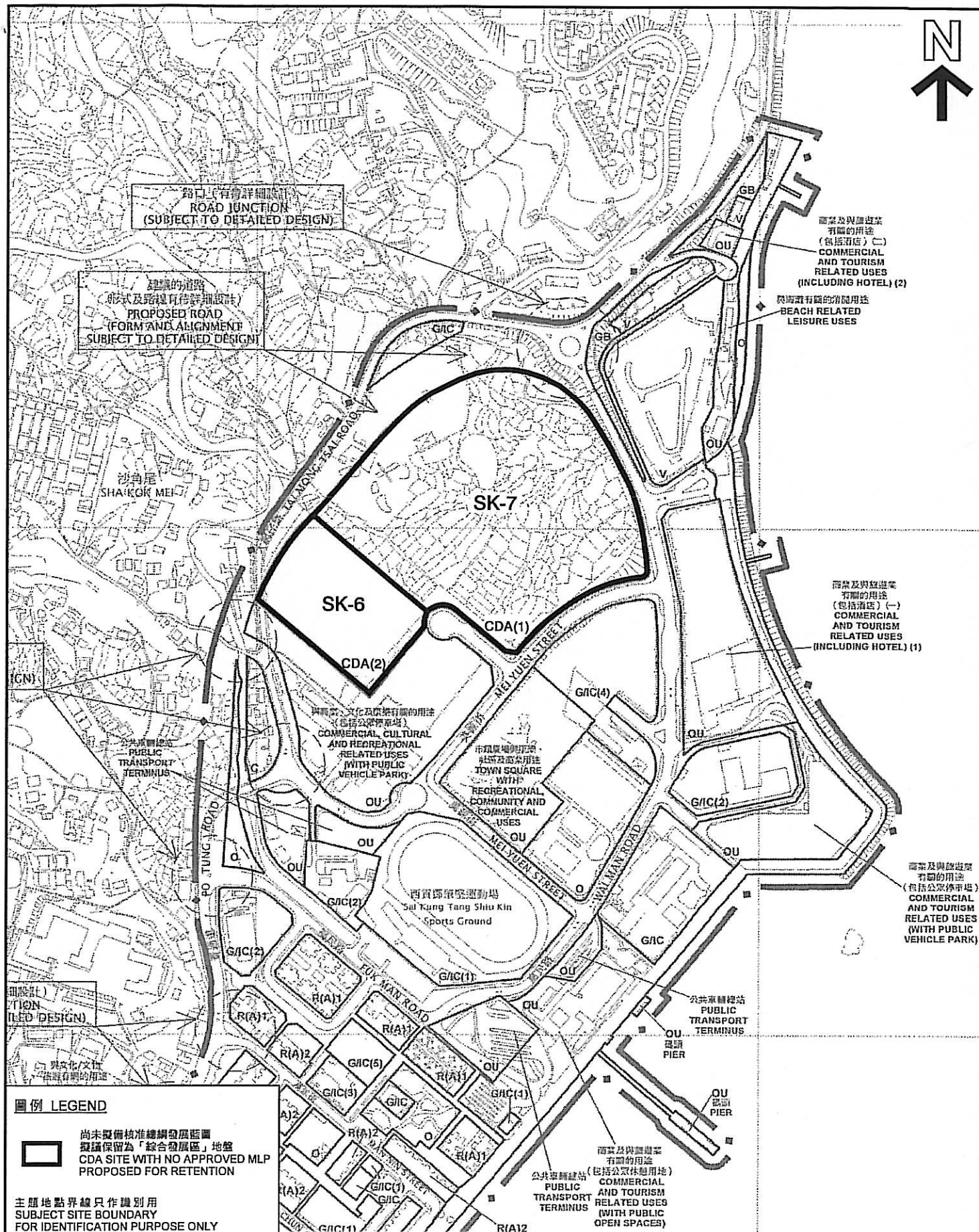
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/21

圖 PLAN  
21





本摘要圖於2012年1月20日擬備，  
所根據的資料為於2006年12月19日  
核准的分區計劃大綱圖編號S/SK-SKT/4  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/SK-SKT/4 APPROVED ON 19.12.2006

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

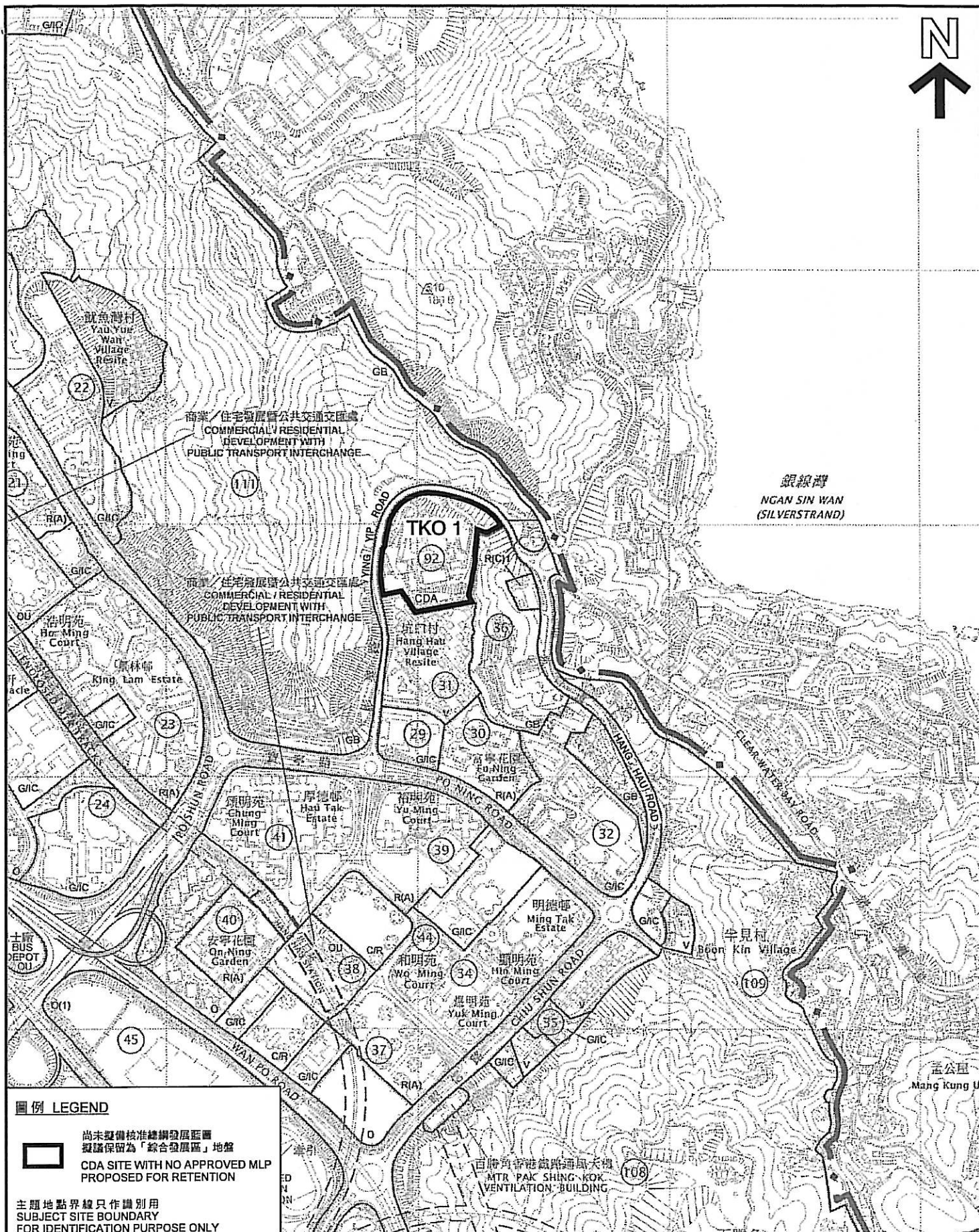
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/22

圖 PLAN  
22





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

PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/23

 PLAN  
23

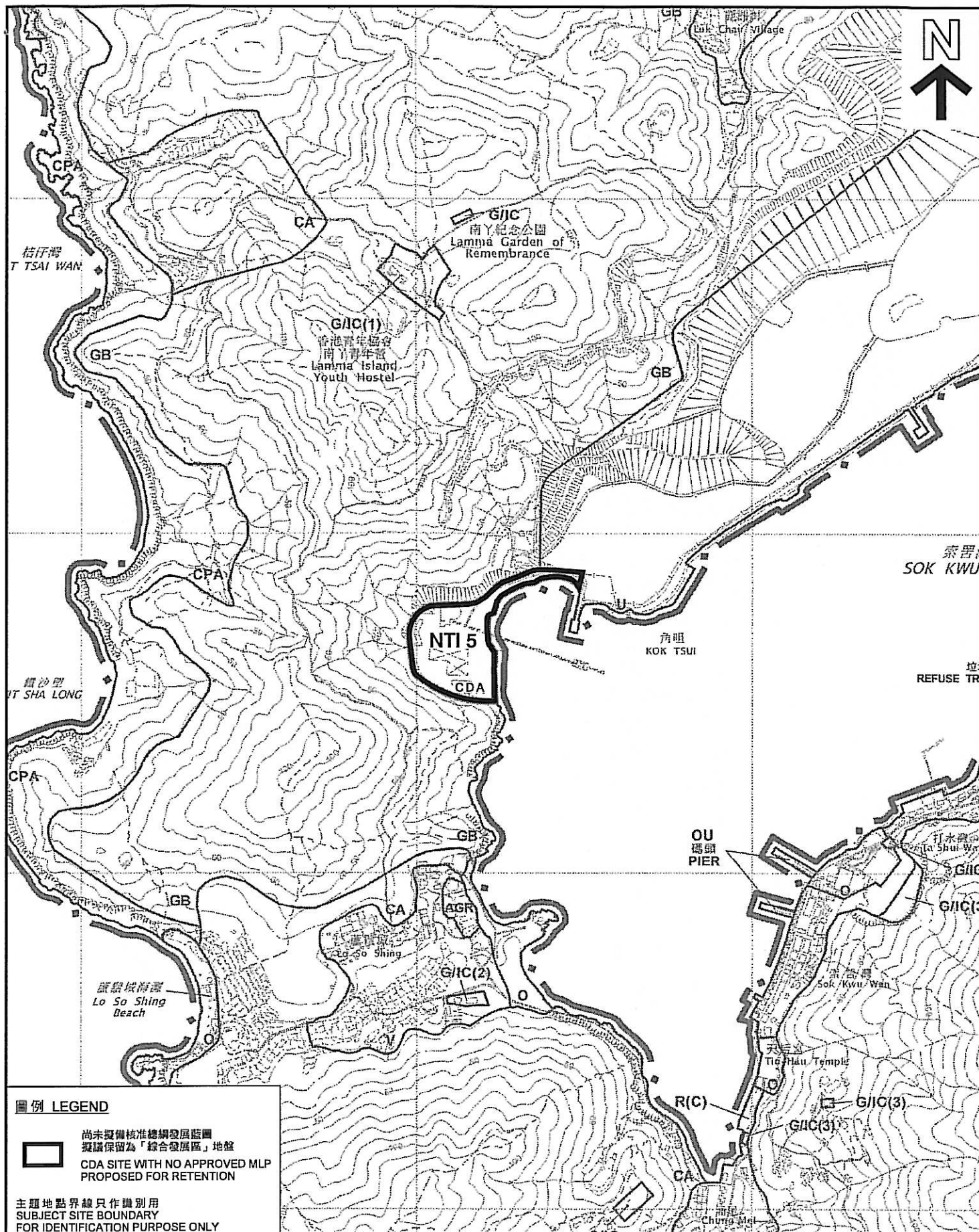
**圖例 LEGEND**



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

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

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年5月13日  
展示的分區計劃大綱圖編號S/TKO/19  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/TKO/19 EXHIBITED ON 13.5.2011



### 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

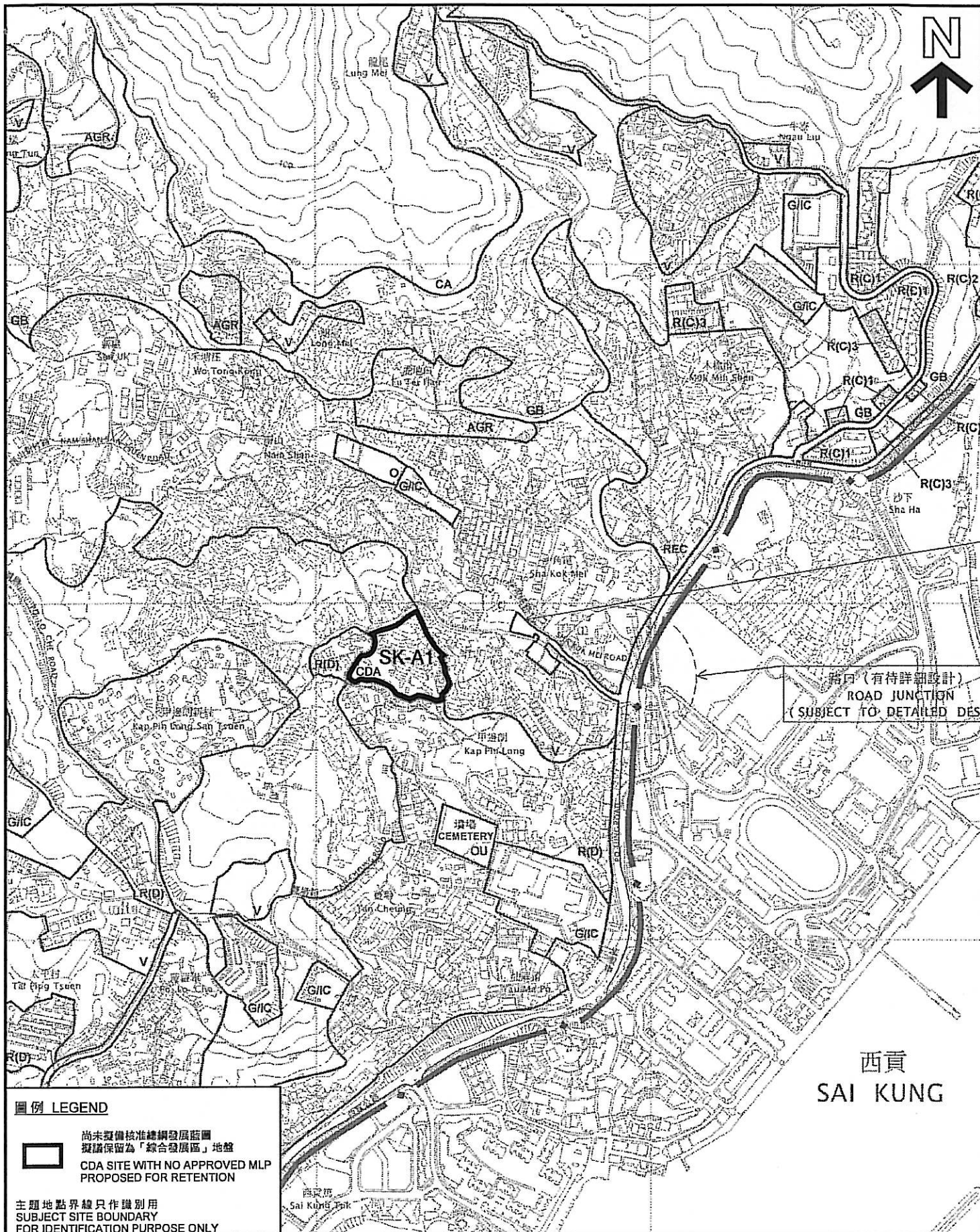


參考編號  
REFERENCE No.  
M/NT/12/24


圖 PLAN  
24

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2007年6月5日  
核准的分區計劃大綱圖編號S/I-LI/9  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/I-LI/9 APPROVED ON 5.6.2007





# 圖例 LEGEND

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

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

## 平面圖 SITE PLAN

綜合發展區地盤參考編號 SK-A1  
新界西貢甲邊朗

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

SCALE 1 : 7 500 比例尺

規劃署  
 PLANNING  
 DEPARTMENT

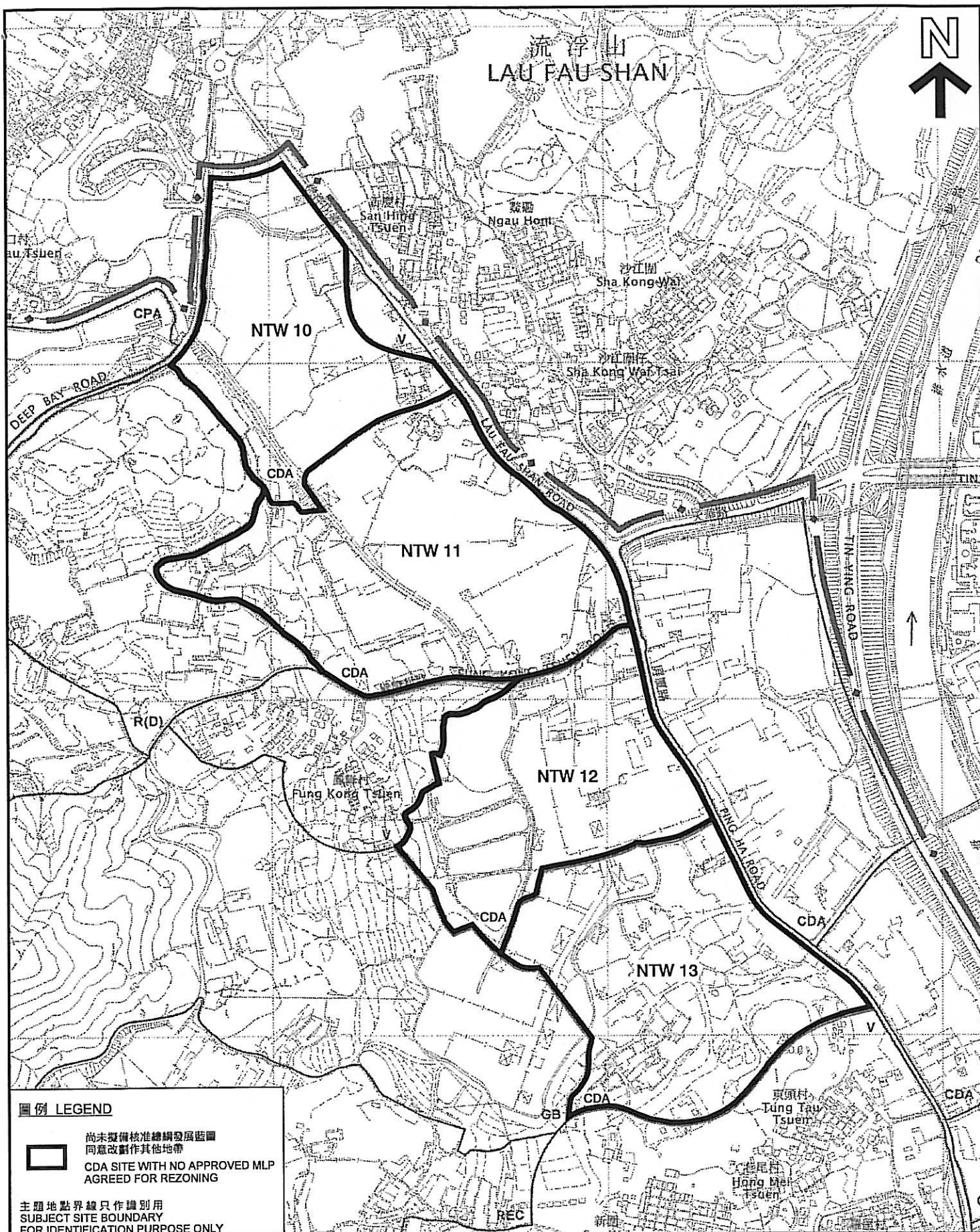


參考編號  
 REFERENCE No.  
 M/NT/12/25

圖 PLAN  
 25

本摘要圖於2012年1月20日擬備，  
 所根據的資料為於2006年10月17日  
 核准的分區計劃大綱圖編號S/SK-PK/11  
 EXTRACT PLAN PREPARED ON 20.1.2012  
 BASED ON OUTLINE ZONING PLAN No.  
 S/SK-PK/11 APPROVED ON 17.10.2006





#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 10, NTW 11, NTW 12, NTW 13  
新界元朗廈村流浮山道新廈村以西 (NTW 10)  
新界元朗廈村流浮山道鳳降村以北 (NTW 11)  
新界元朗廈村屏廈路鳳降村以東 (NTW 12)  
新界元朗廈村屏廈路巷尾村以北 (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

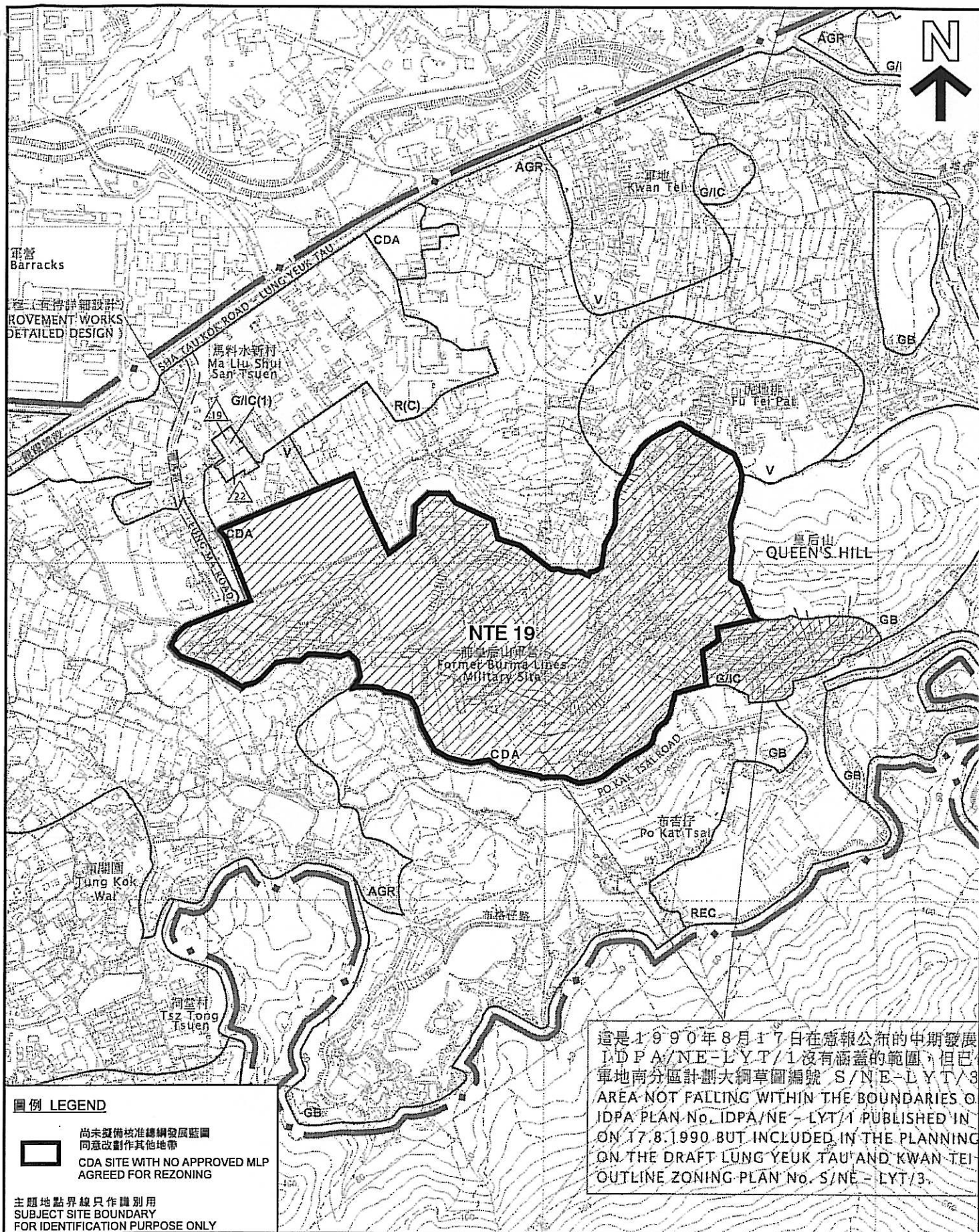
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/26

圖 PLAN  
26

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2009年1月13日  
核准的分區計劃大綱圖編號S/YL-HT/10  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-HT/10 APPROVED ON 13.1.2009



### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE19  
新界粉嶺前皇后山軍營

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

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



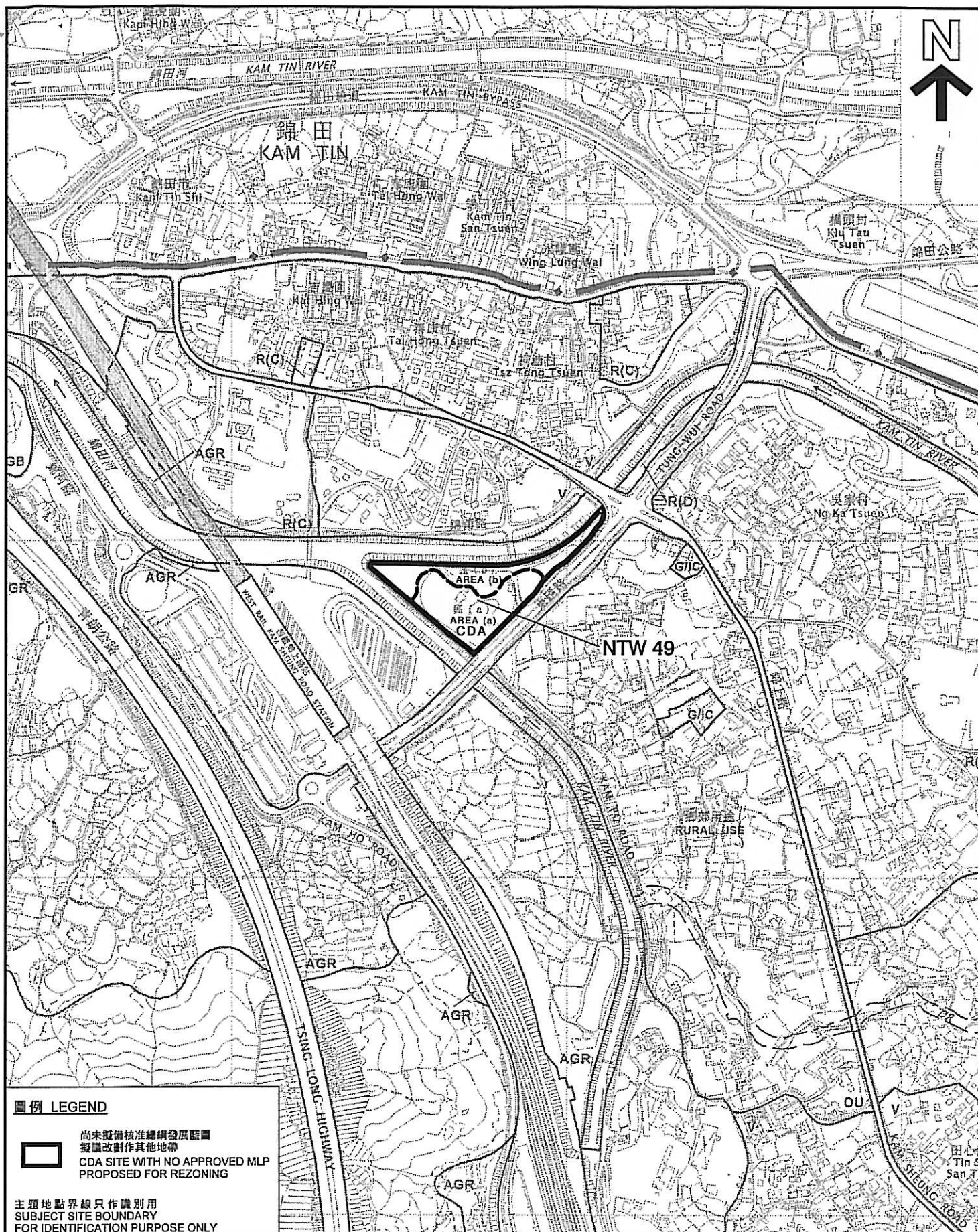
參考編號  
REFERENCE No.  
M/NT/12/27

圖 PLAN  
27


本摘要圖於2012年1月20日擬備，  
所根據的資料為於2010年6月1日  
核准的分區計劃大綱圖編號S/NE-LYT/14

EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-LYT/14 APPROVED ON 1.6.2010





#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 49  
新界元朗

鄰近錦田東匯路及錦莆路

CDA SITE REF. No. NTW 49

ABUTTING TUNG WUI ROAD & KAM PO ROAD,  
KAM TIN  
YUEN LONG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT

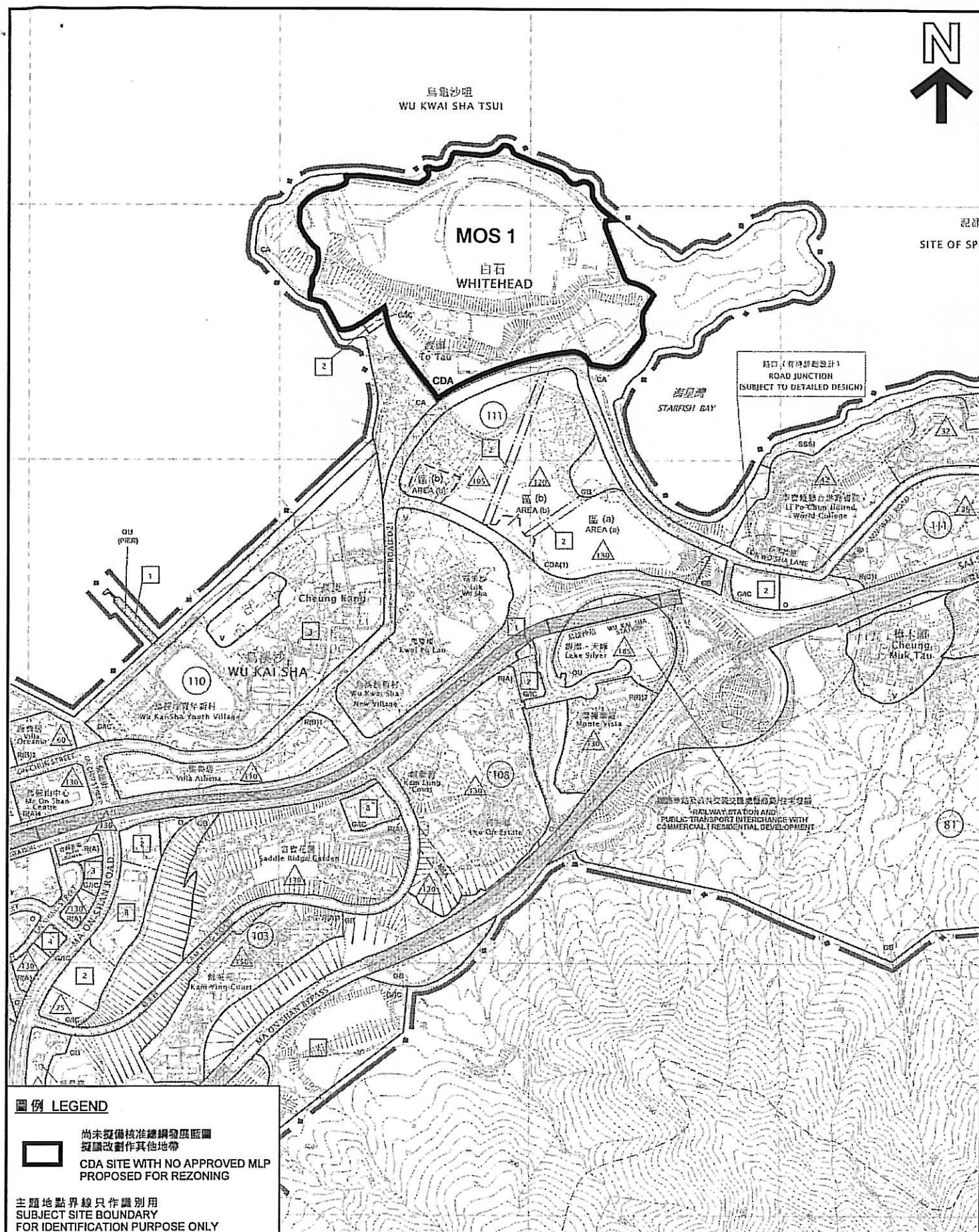


參考編號  
REFERENCE No.  
M/NT/12/28

圖 PLAN  
28

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2007年6月26日  
核准的分區計劃大綱圖編號S/YL-KTS/11  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTS/11 APPROVED ON 26.6.2007





圖例 LEGEND

- 尚未擬備核准總綱發展區圖  
擬議改劃作其他地帶  
CDA SITE WITH NO APPROVED MLP  
PROPOSED FOR REZONING

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 MOS 1  
新界沙田馬鞍山白石

CDA SITE REF. No. MOS 1  
WHITEHEAD HEADLAND, MA ON SHAN  
SHA TIN, NEW TERRITORIES

SCALE 1: 10 000 比例尺

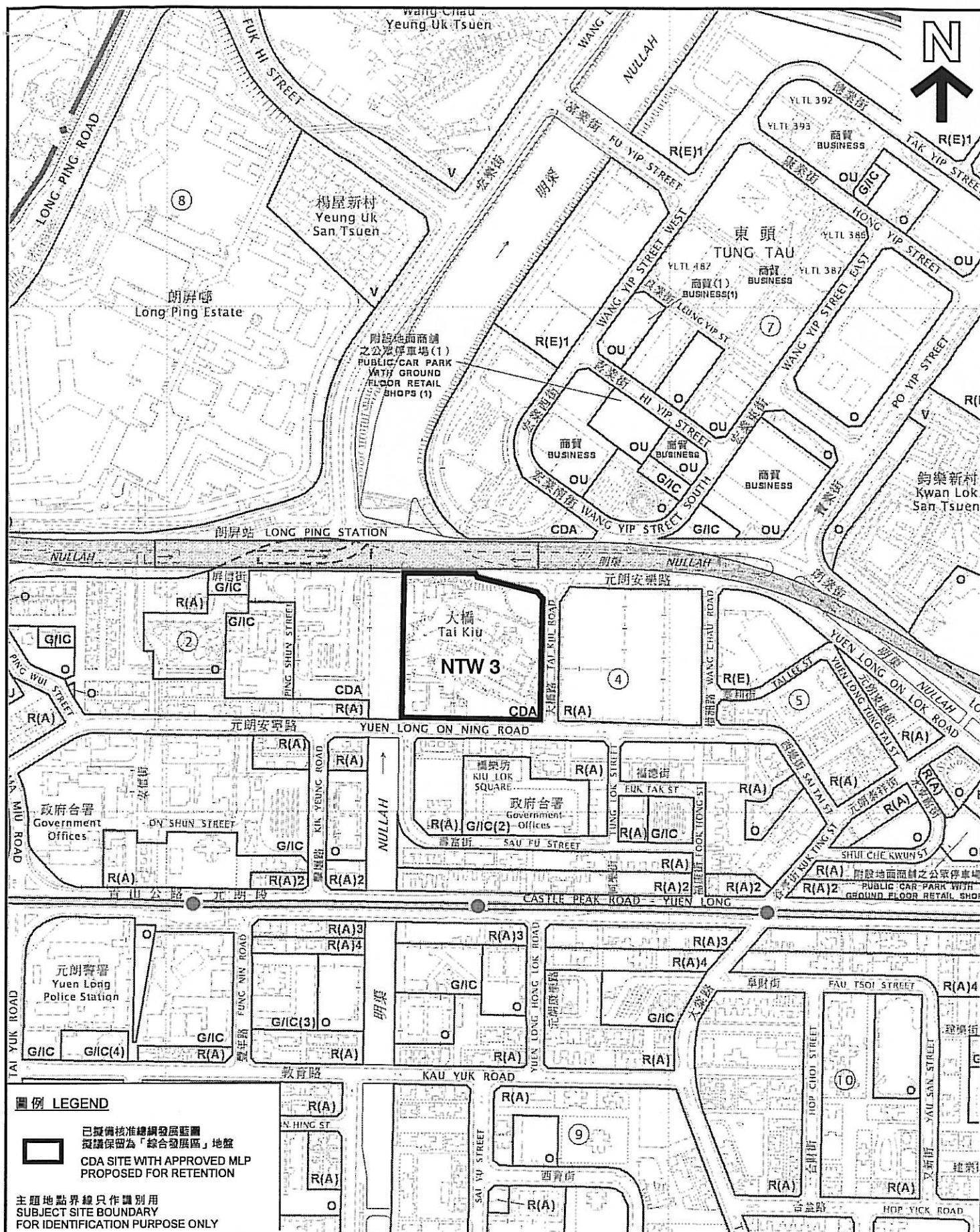
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/30

圖 PLAN  
29

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2010年6月1日  
核准的分區計劃大綱圖編號S/MOS/16  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/MOS/16 APPROVED ON 1.6.2010



### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 3  
新界元朗大橋村

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

SCALE 1:5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

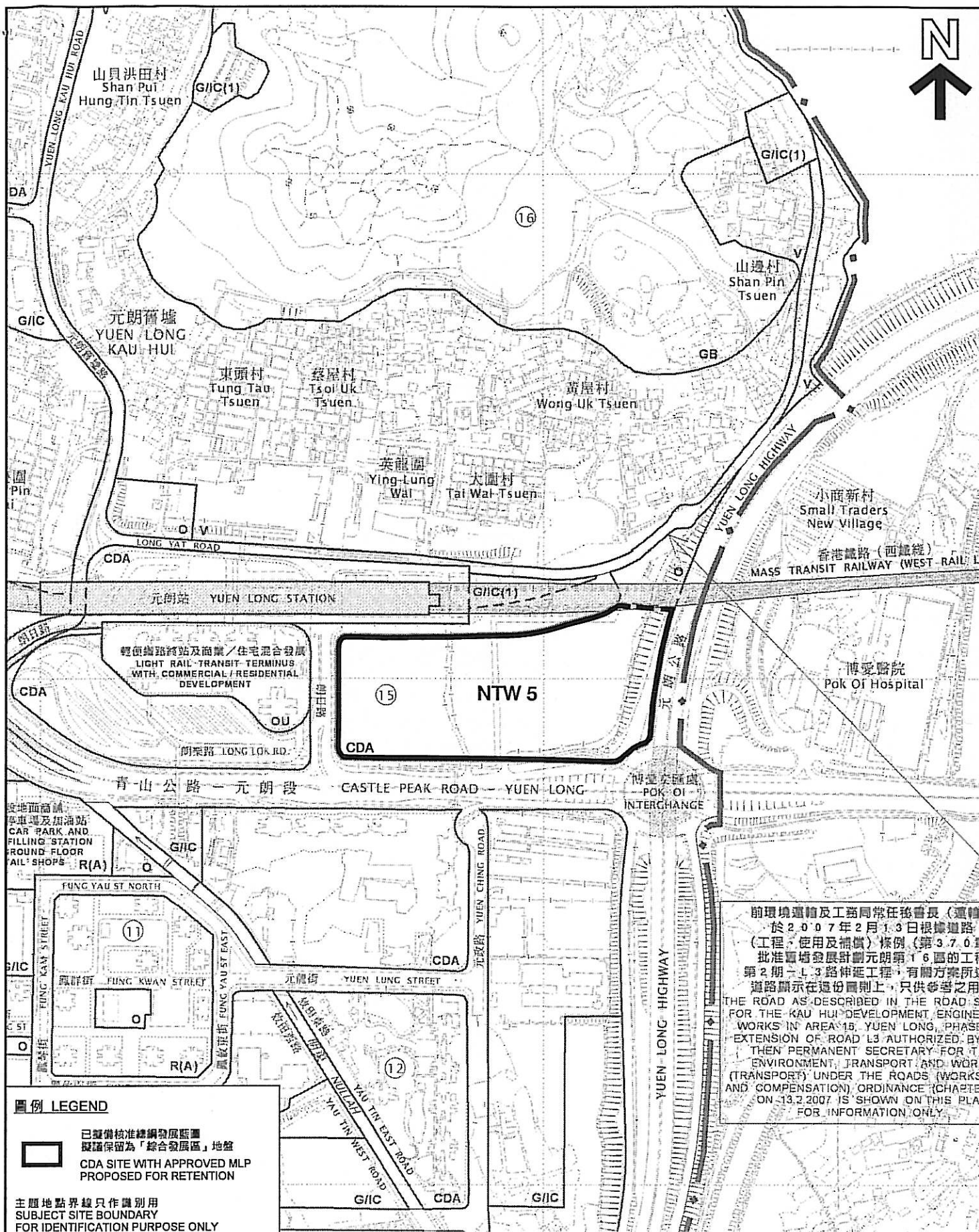


參考編號  
REFERENCE No.  
M/NT/12/31

圖 PLAN  
30

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年12月6日  
核准的分區計劃大綱圖編號S/YL/21  
EXTRACT PLAN PREPARED ON 20.1.2012  
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

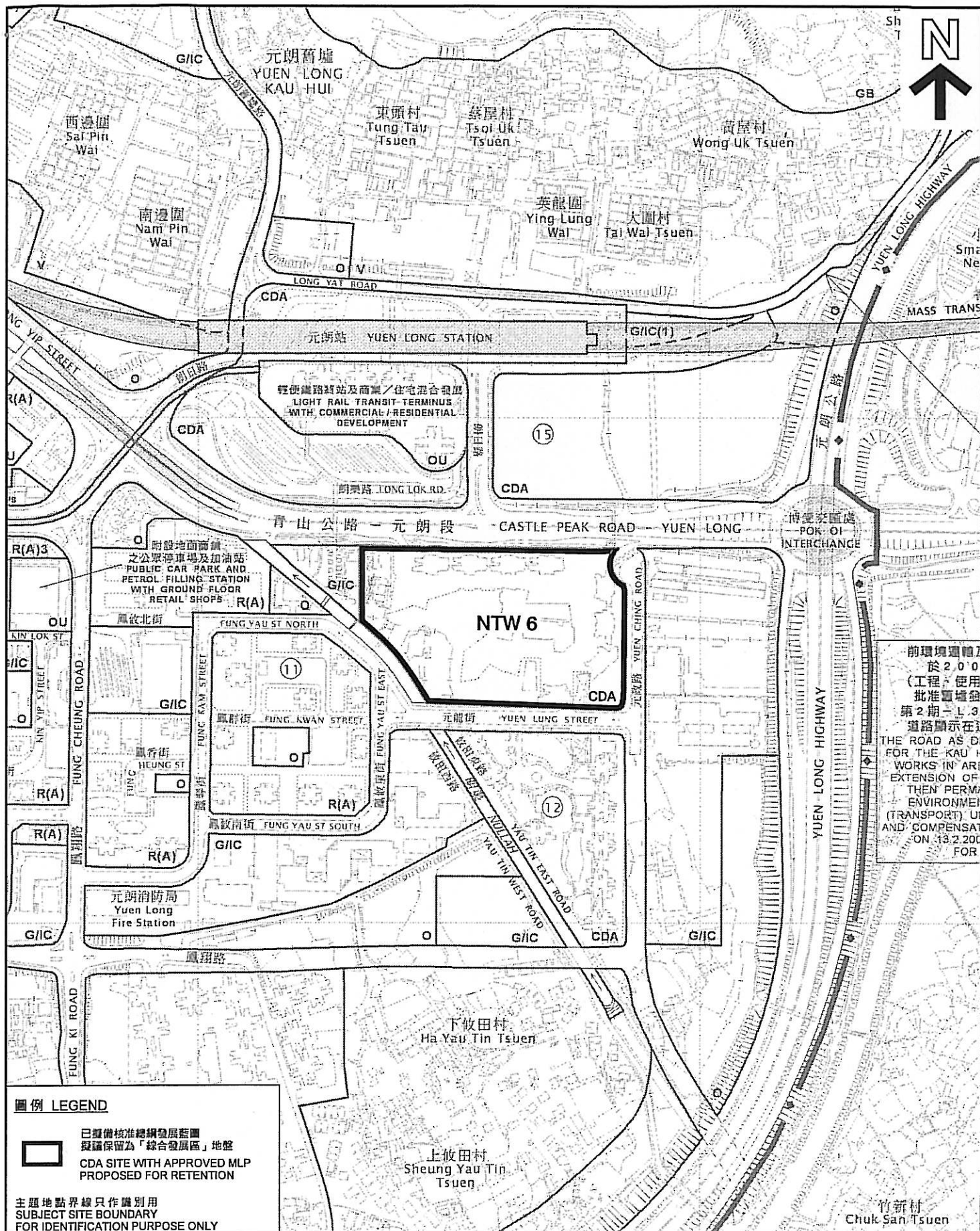


參考編號  
REFERENCE No.  
M/NT/12/32

圖 PLAN  
31

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年12月6日  
核准的分區計劃大綱圖編號S/YL/21  
EXTRACT PLAN PREPARED ON 20.1.2012  
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 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

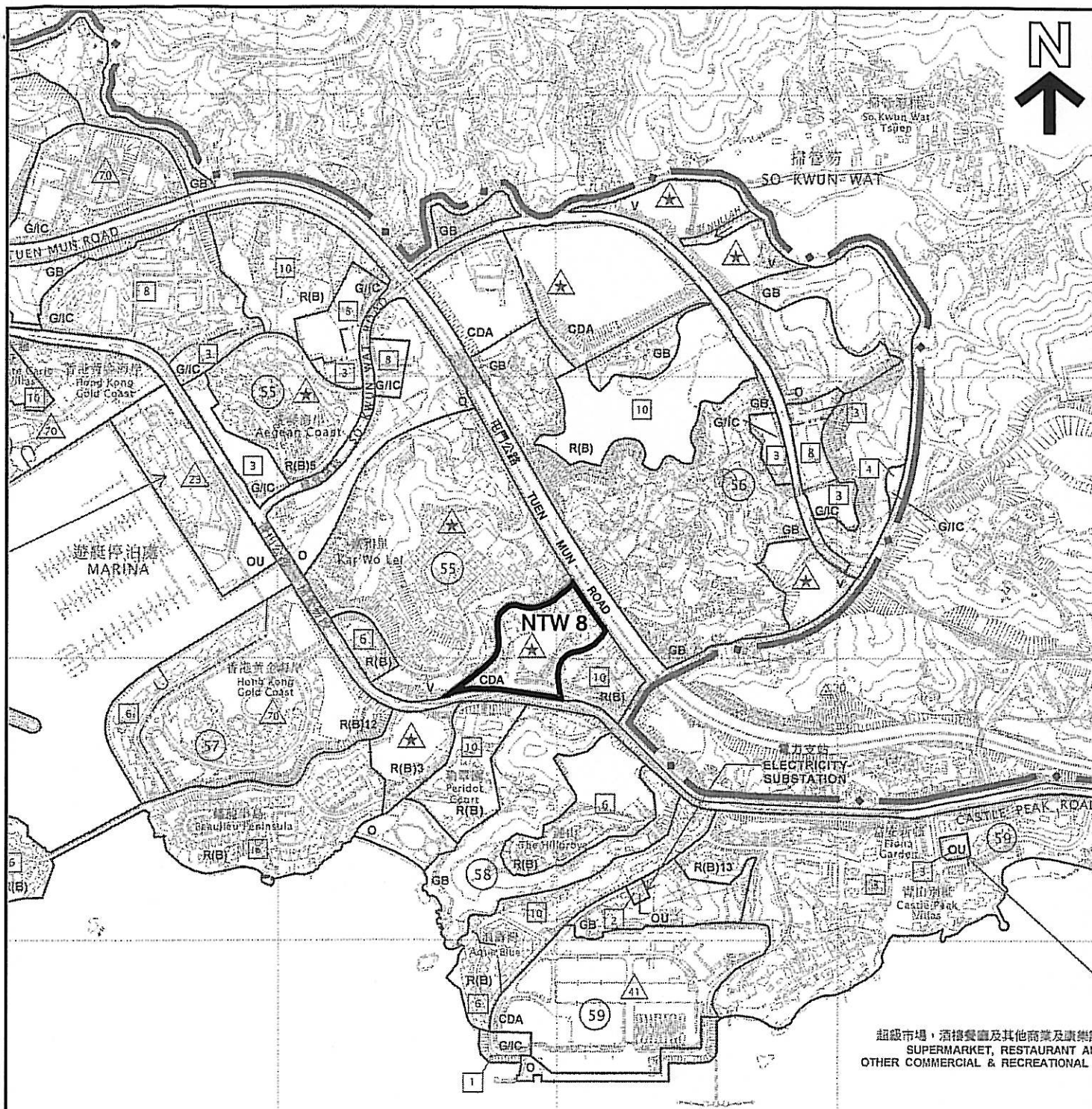
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/33

圖 PLAN  
32

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年12月6日  
核准的分區計劃大綱圖編號S/YL/21  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL/21 APPROVED ON 6.12.2011



#### 圖例 LEGEND

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

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

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年5月3日  
核准的分區計劃大綱圖編號S/TM/28  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/TM/28 APPROVED ON 3.5.2011

#### 平面圖 SITE PLAN

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

SCALE 1 : 10 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

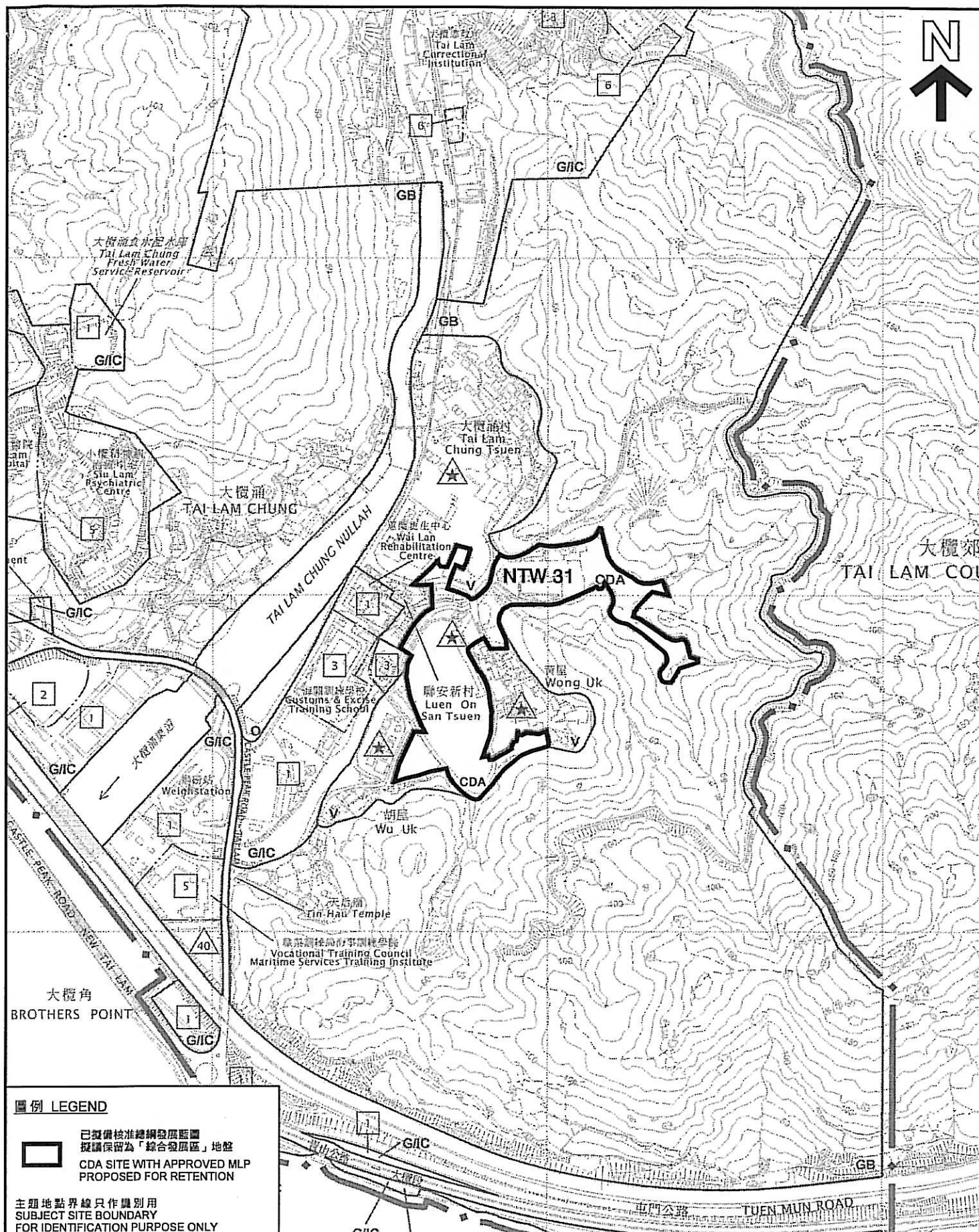


參考編號  
REFERENCE No.  
M/NT/12/34

圖 PLAN  
33

超級市場、酒樓餐廳及其他商業及康樂  
SUPERMARKET, RESTAURANT AND  
OTHER COMMERCIAL & RECREATIONAL





#### 圖例 LEGEND

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

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

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年4月12日  
核准的分區計劃大綱圖編號S/TM-SKW/11  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/TM-SKW/11 APPROVED ON 12.4.2011

#### 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

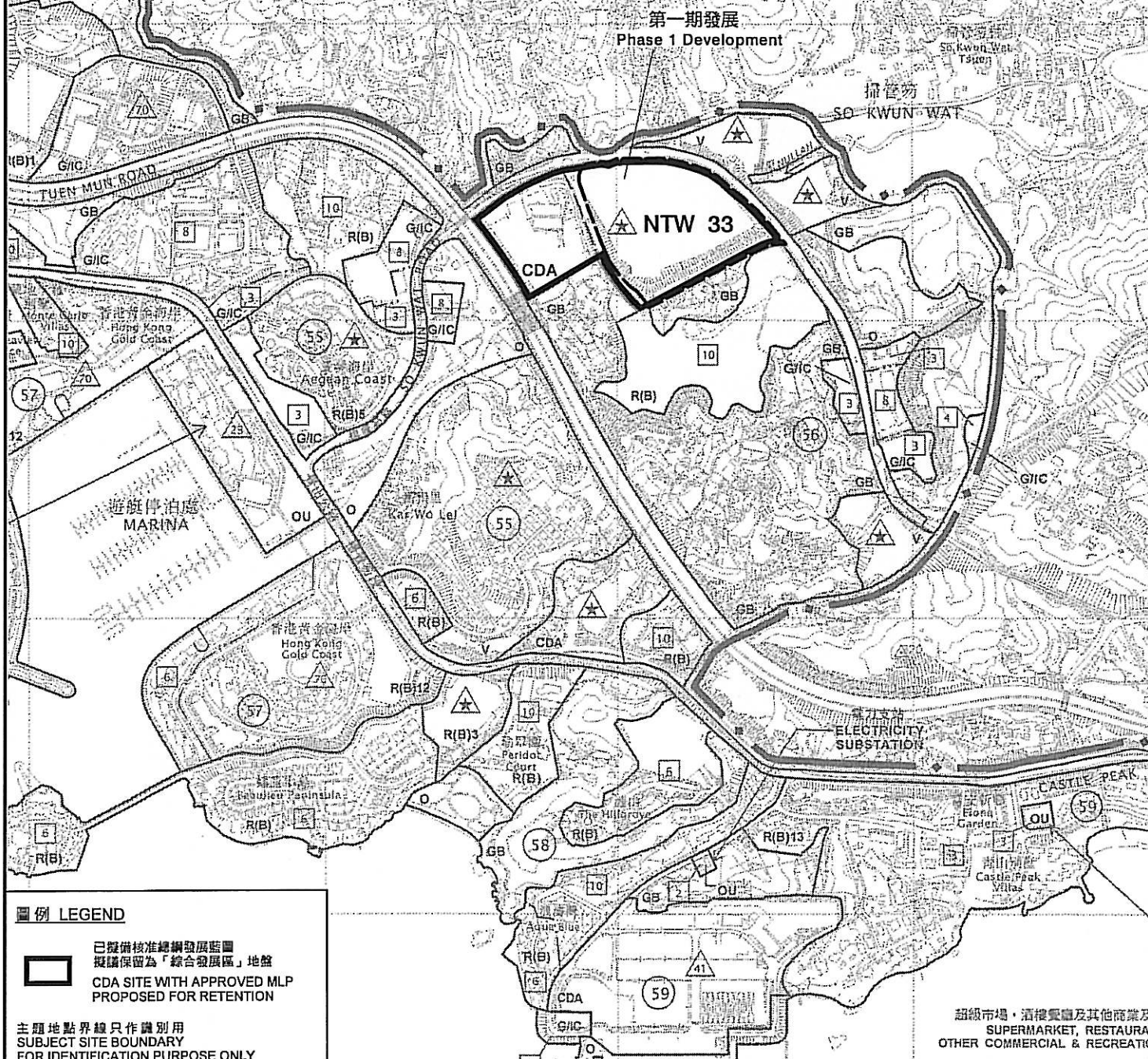


參考編號  
REFERENCE No.  
M/NT/12/36

圖 PLAN  
34



行政長官會同行政會議於2008年1月15日  
根據道路(工程、使用及補償)條例(第370章)  
批准的屯門公路重建及改善工程。  
有關方案所述的道路顯示在這份圖則上只供參考之用。  
THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR THE  
RECONSTRUCTION AND IMPROVEMENT OF TUEN MUN ROAD  
AUTHORISED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE  
ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) ON 15.1.2008  
IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.



### 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

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年5月3日  
核准的分區計劃大綱圖編號S/TM/28  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/TM/28 APPROVED ON 3.5.2011

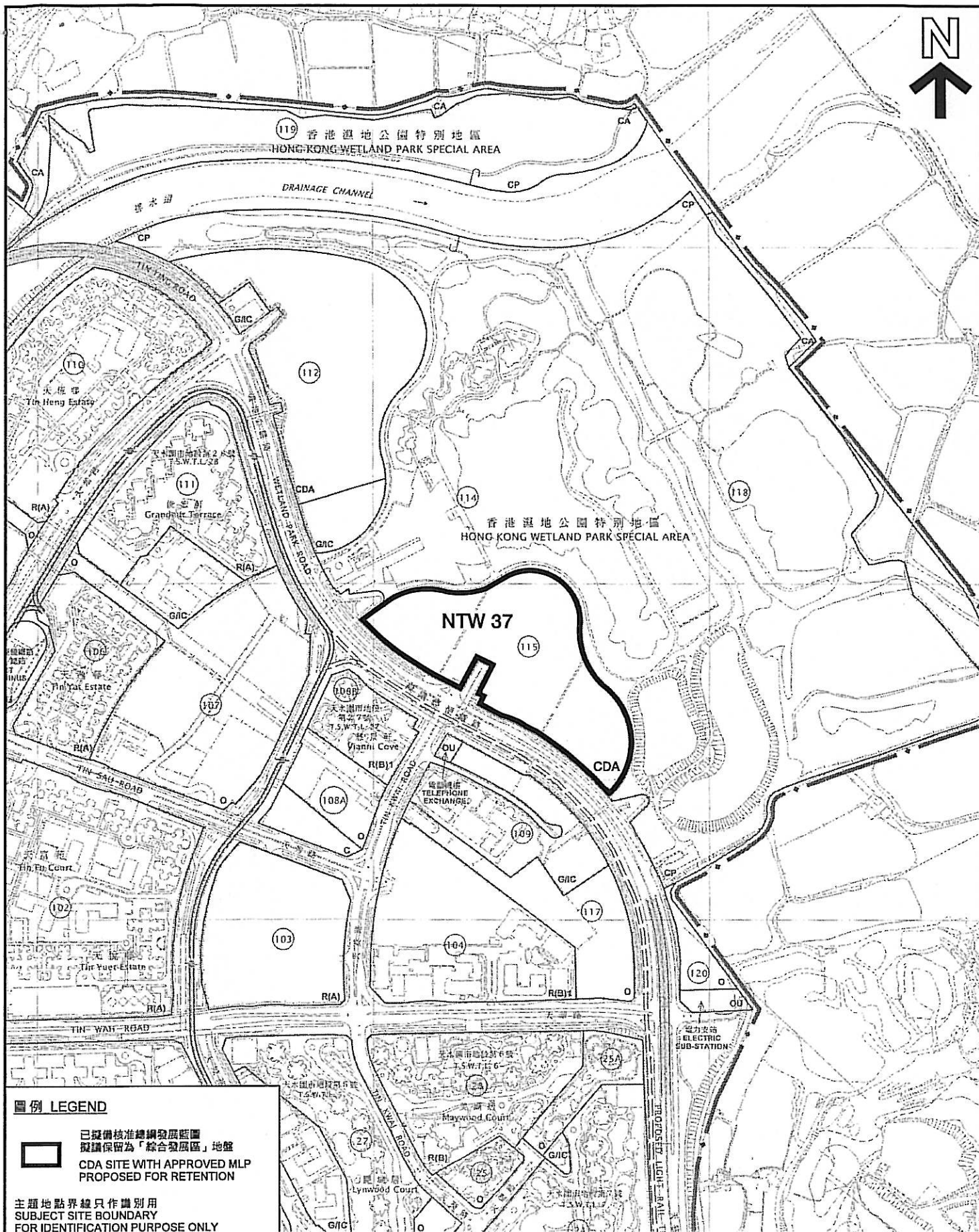
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/37

圖 PLAN  
35

SCALE 1 : 10 000 比例尺



#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 37  
 新界天水圍第115區

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

本摘要圖於2012年1月20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 20.1.2012  
 BASED ON OUTLINE ZONING PLAN No.  
 S/TSW/12 APPROVED ON 15.7.2008

SCALE 1 : 7 500 比例尺

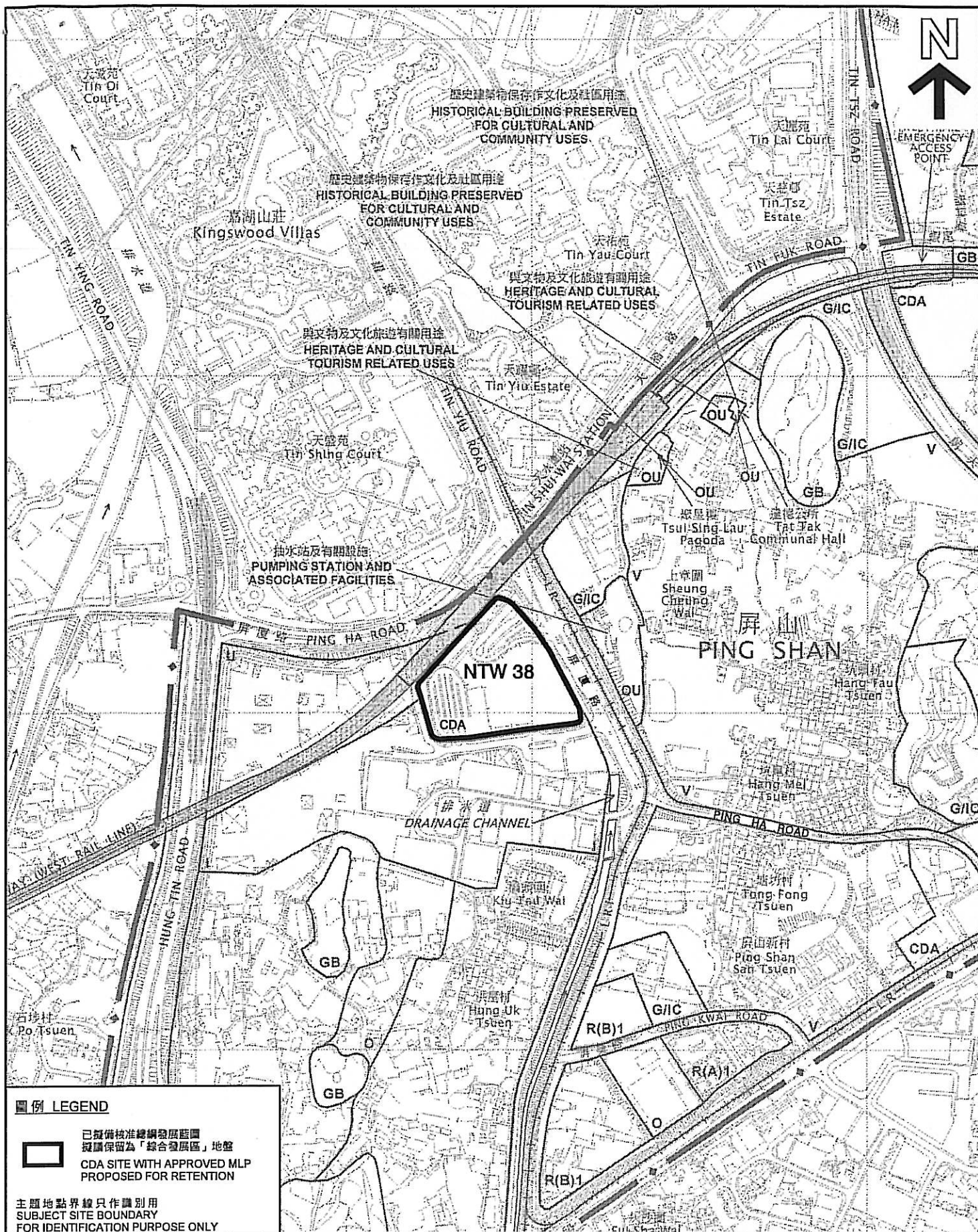
規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/NT/12/13

圖 PLAN  
 36





### 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/12/38

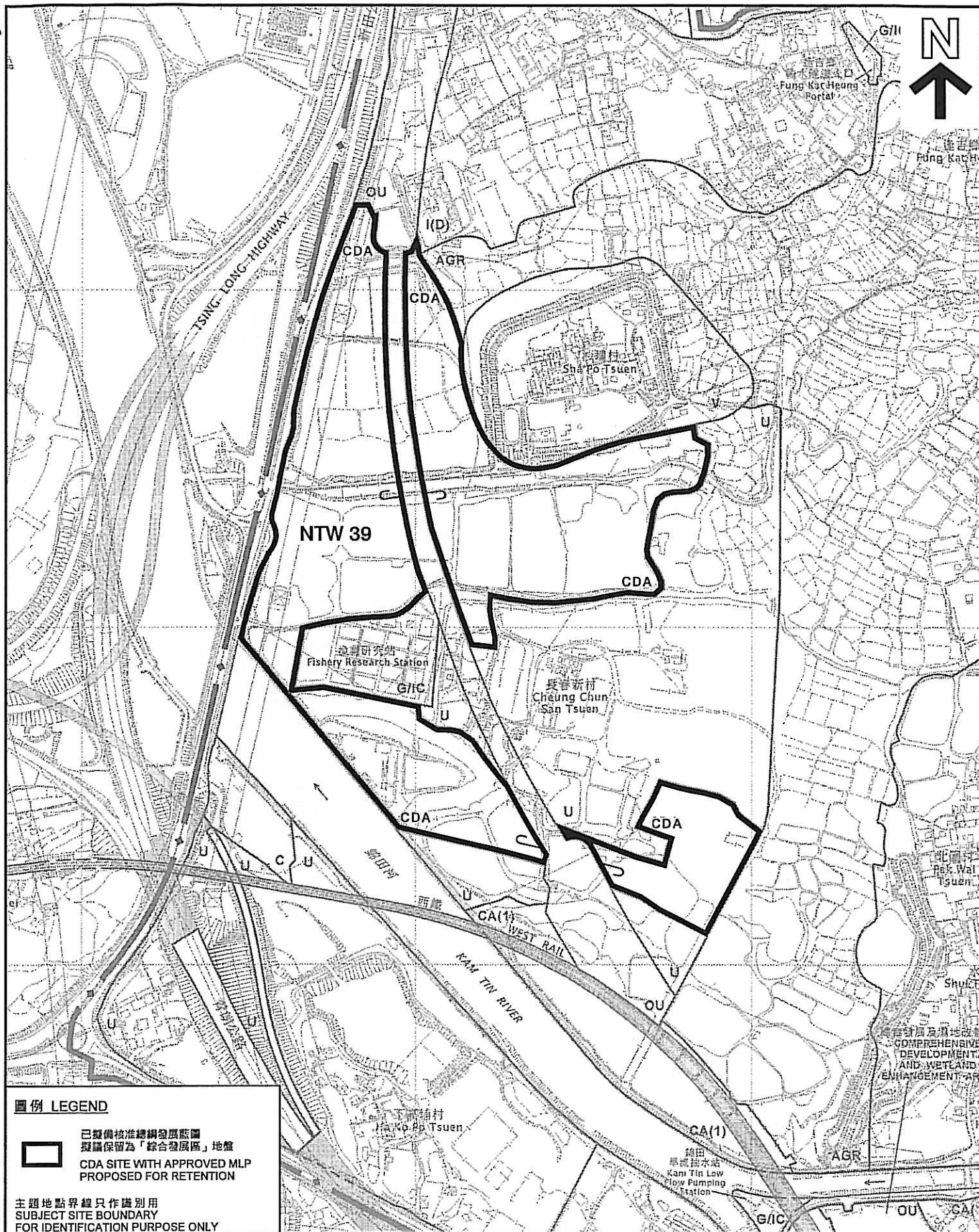
圖 PLAN

37

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年6月30日  
展示的分區計劃大綱圖編號S/YL-PS/13

EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-PS/13 EXHIBITED ON 30.6.2011





# 圖例 LEGEND

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

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

本摘要圖於2012年1月20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 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/7 APPROVED ON 31.10.2006

## 平面圖 SITE PLAN

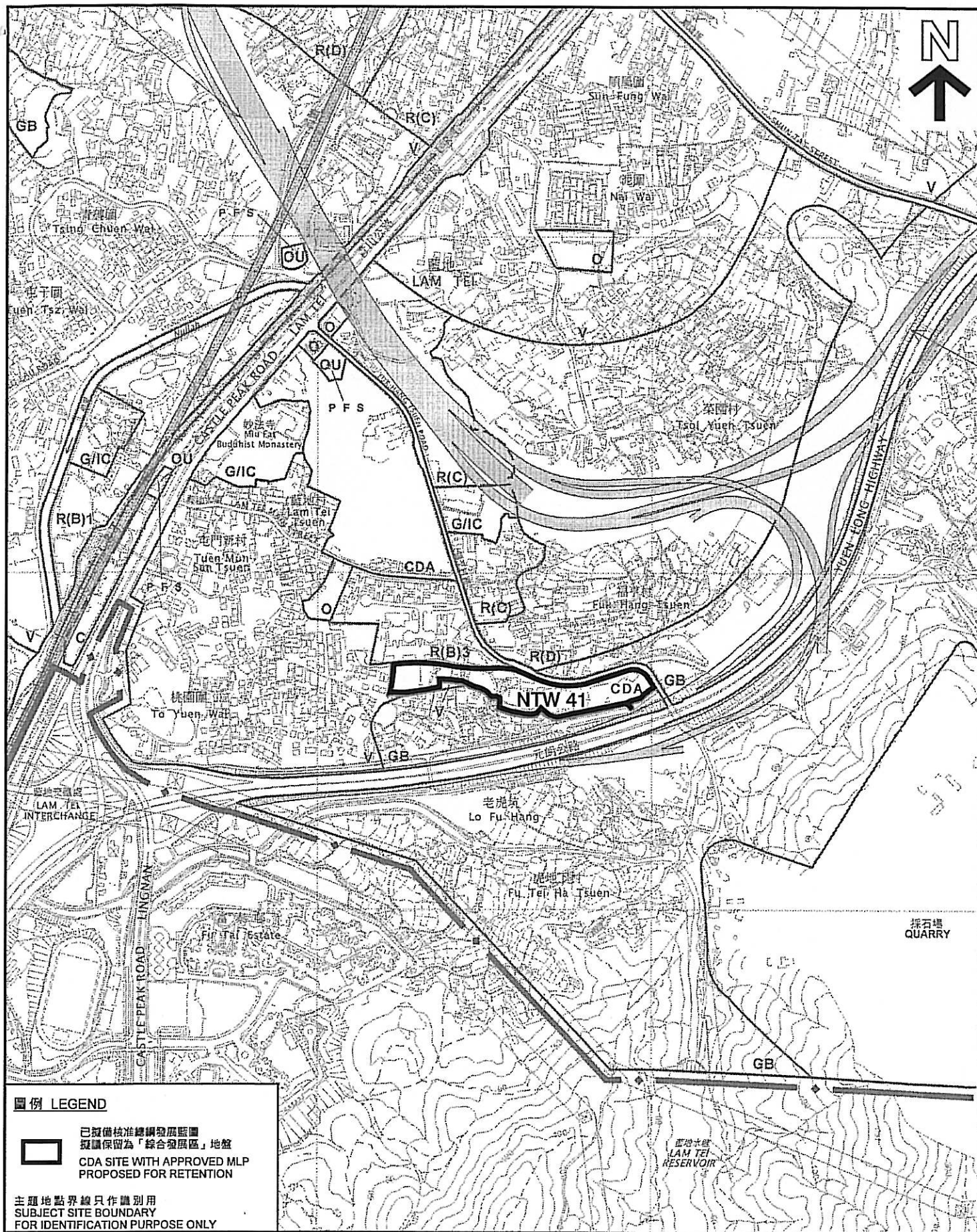
綜合發展區地盤參考編號 NTW 39  
新界元朗  
錦田沙埔丈量約份第107約多個地段及  
毗連政府土地  
CDA SITE REF. No. NTW 39  
VARIOUS LOTS & ADJOINING GOVERNMENT LAND  
IN DD 107, SHA PO, KAM TIN  
YUEN LONG, NEW TERRITORIES  
SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/39

圖 PLAN  
38



#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 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



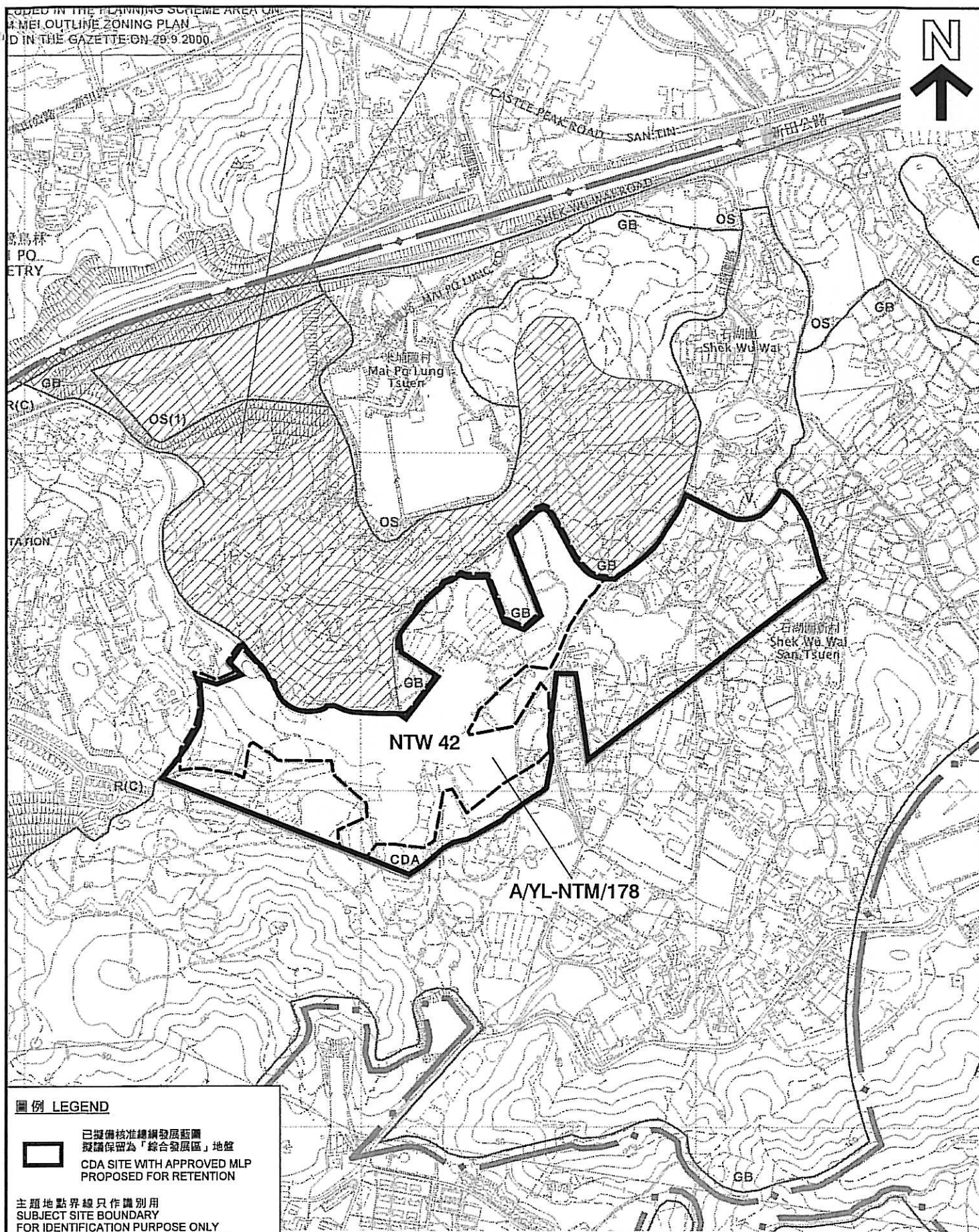
參考編號  
REFERENCE No.  
M/NT/12/40

圖 PLAN

39

本摘要圖於2012年1月20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 20.1.2012  
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

 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

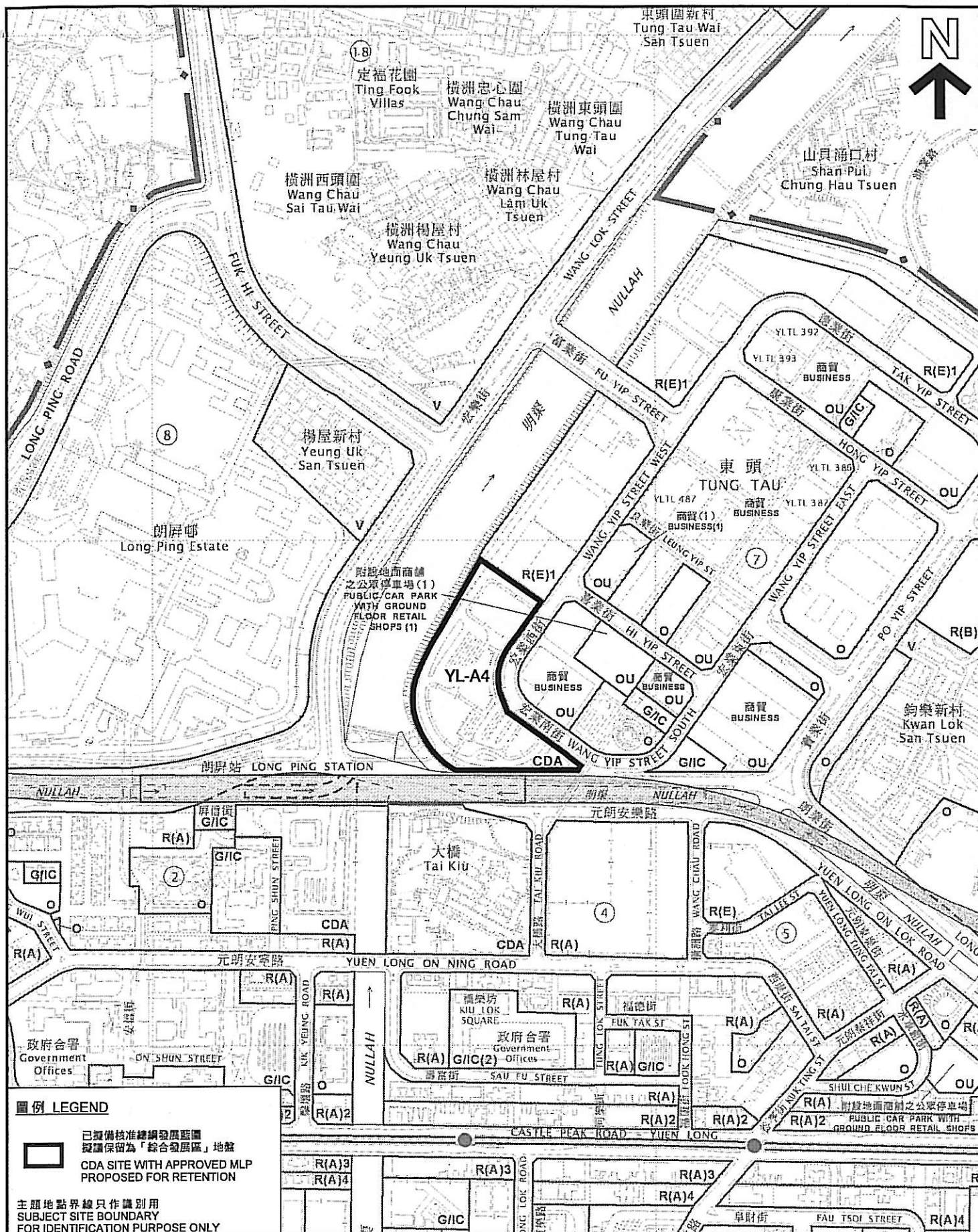


參考編號  
REFERENCE No.  
M/NT/12/41

圖 PLAN  
40

本摘要圖於2012年1月20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 20.1.2012  
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-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

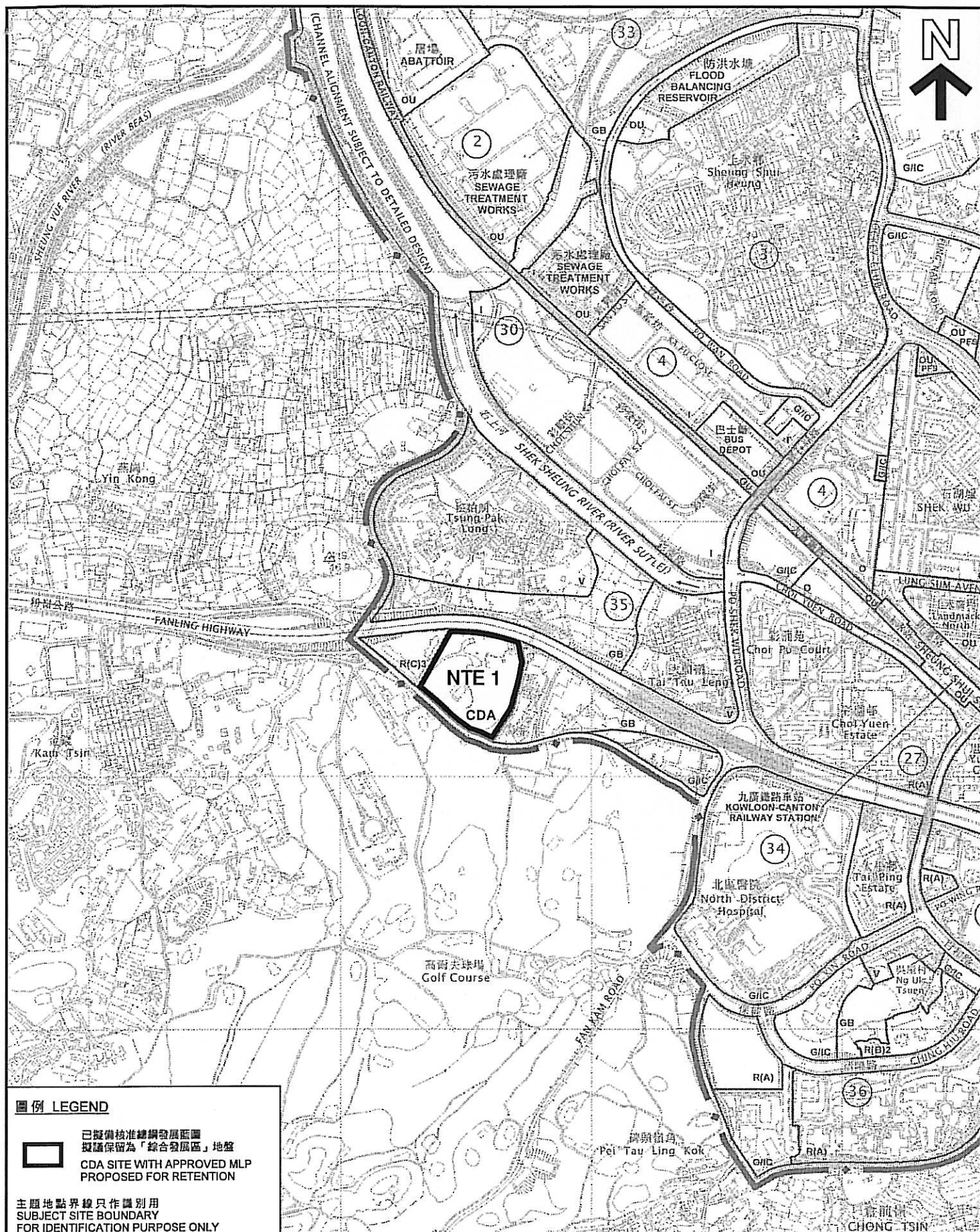
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/42

圖 PLAN  
41

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年12月6日  
核准的分區計劃大綱圖編號S/YL/21  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL/21 APPROVED ON 6.12.2011



#### 圖例 LEGEND



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

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

#### 平面圖 SITE PLAN

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

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

SCALE 1 : 10 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/43

圖 PLAN  
42

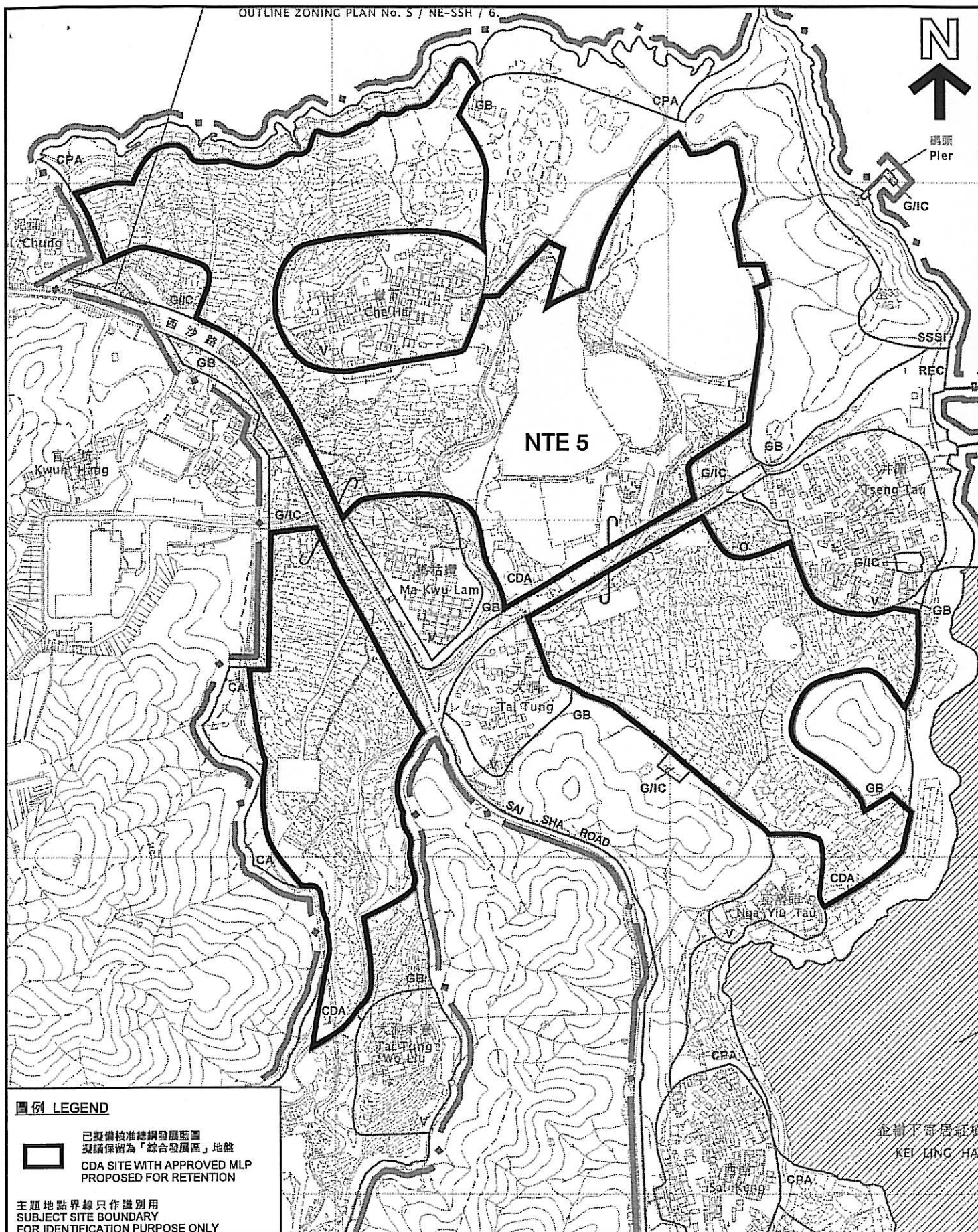
本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年6月30日  
展示的分區計劃大綱圖編號S/FSS/15

EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/FSS/15 EXHIBITED ON 30.6.2011









**圖例 LEGEND**

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

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

本摘要圖於2012年1月20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 20.1.2012  
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 5  
新界十四鄉西沙路  
CDA SITE REF. No. NTE 5  
SAI SHA ROAD  
SHAP SZ HEUNG, NEW TERRITORIES

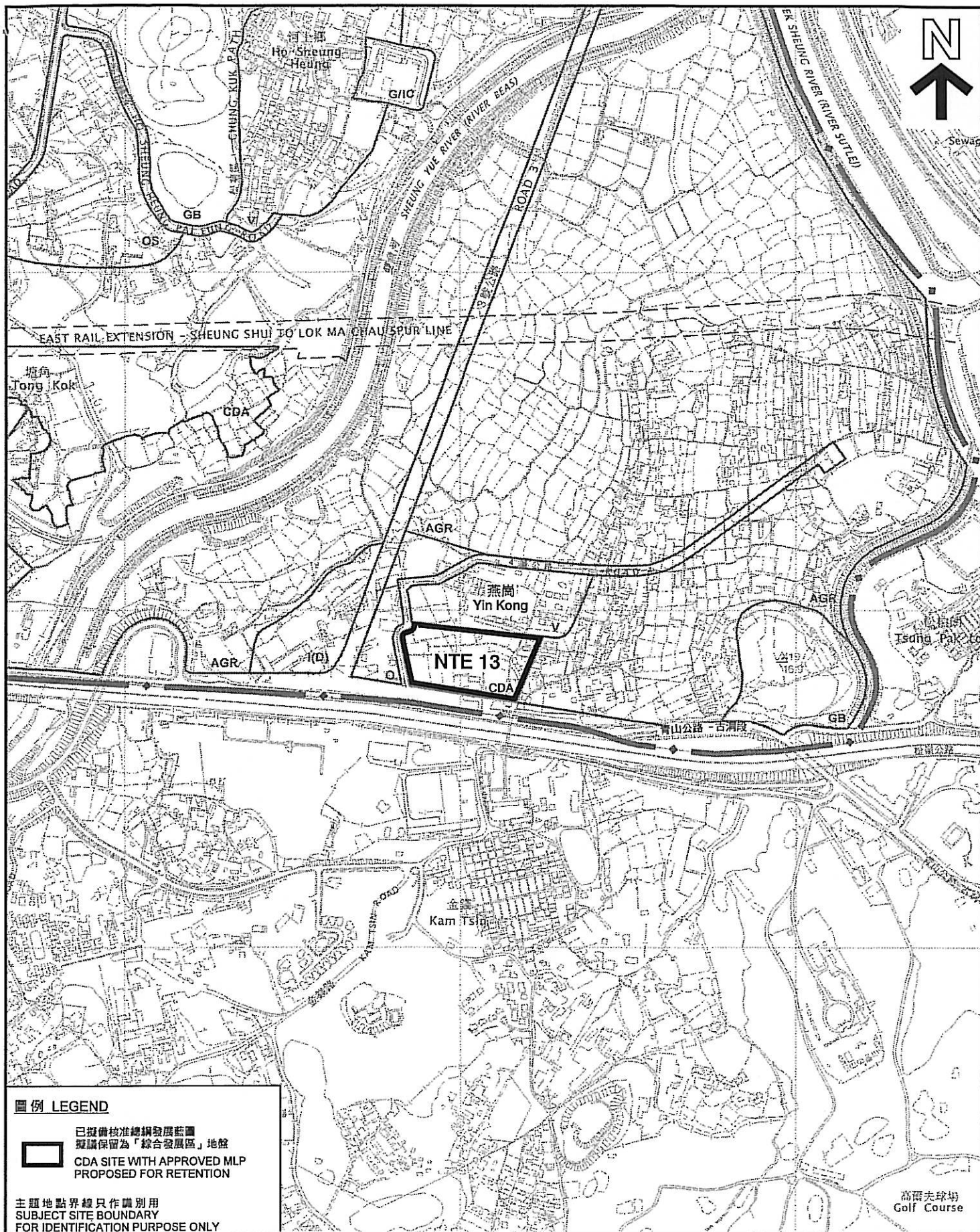
SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/45

圖 PLAN  
44



#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 13  
新界古洞粉嶺公路以北近燕崗

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

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



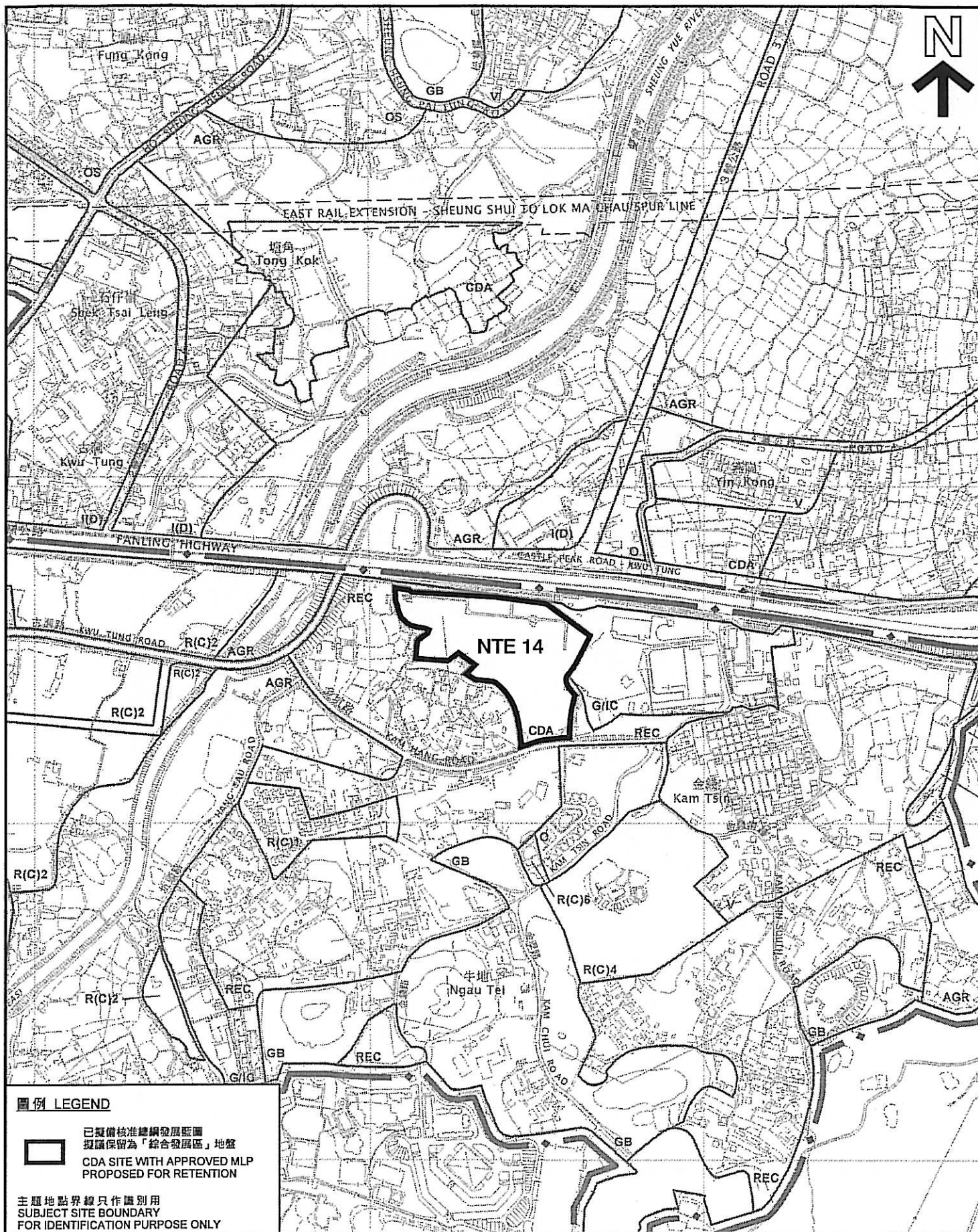
參考編號  
REFERENCE No.  
M/NT/12/46

圖 PLAN  
45

本摘要圖於2012年1月20日撥備，  
所根據的資料為於2006年10月31日  
核准的分區計劃大綱圖編號S/NE-KTN/8

EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-KTN/8 APPROVED ON 31.10.2006





#### 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

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

本摘要圖於2012年1月20日擬備，  
所根據的資料為：  
於2006年10月31日核准的分區計劃大綱圖  
編號S/NE-KTN/8，以及  
於2006年10月17日核准的分區計劃大綱圖  
編號S/NE-KTS/12

EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN Nos.  
S/NE-KTN/8 APPROVED ON 31.10.2006  
& S/NE-KTS/12 APPROVED ON 17.10.2006

#### 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

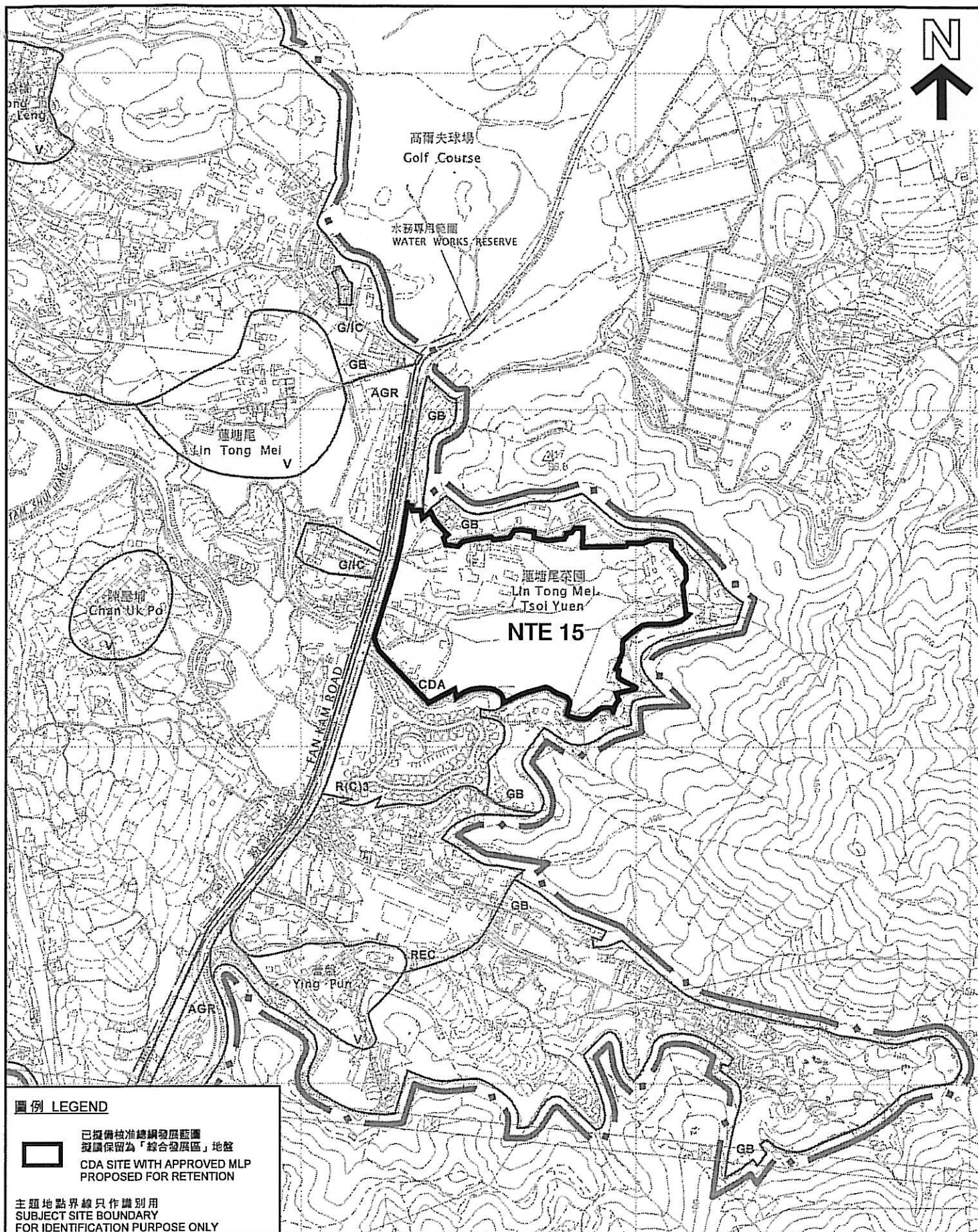


參考編號  
REFERENCE No.  
M/NT/12/47

圖 PLAN

46





### 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

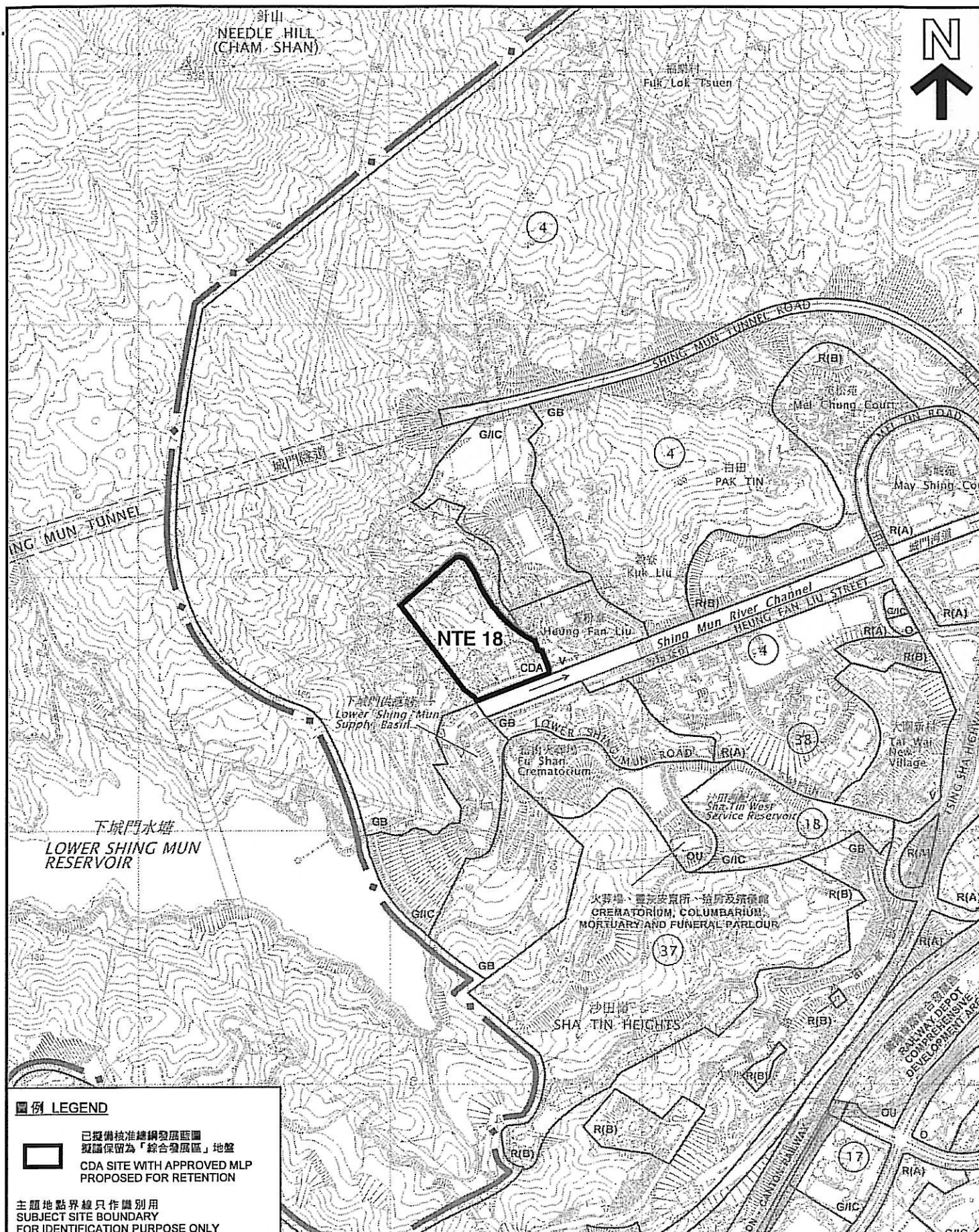
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/48

圖 PLAN  
47

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號S/NE-KTS/12  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-KTS/12 APPROVED ON 17.10.2006



#### 圖例 LEGEND



已提備核准發展藍圖  
擬議保留為「綜合發展區」地盤  
CDA SITE WITH APPROVED MLP  
PROPOSED FOR RETENTION

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

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年6月30日  
展示的分區計劃大綱圖編號S/ST/25  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/25 EXHIBITED ON 30.6.2011

#### 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

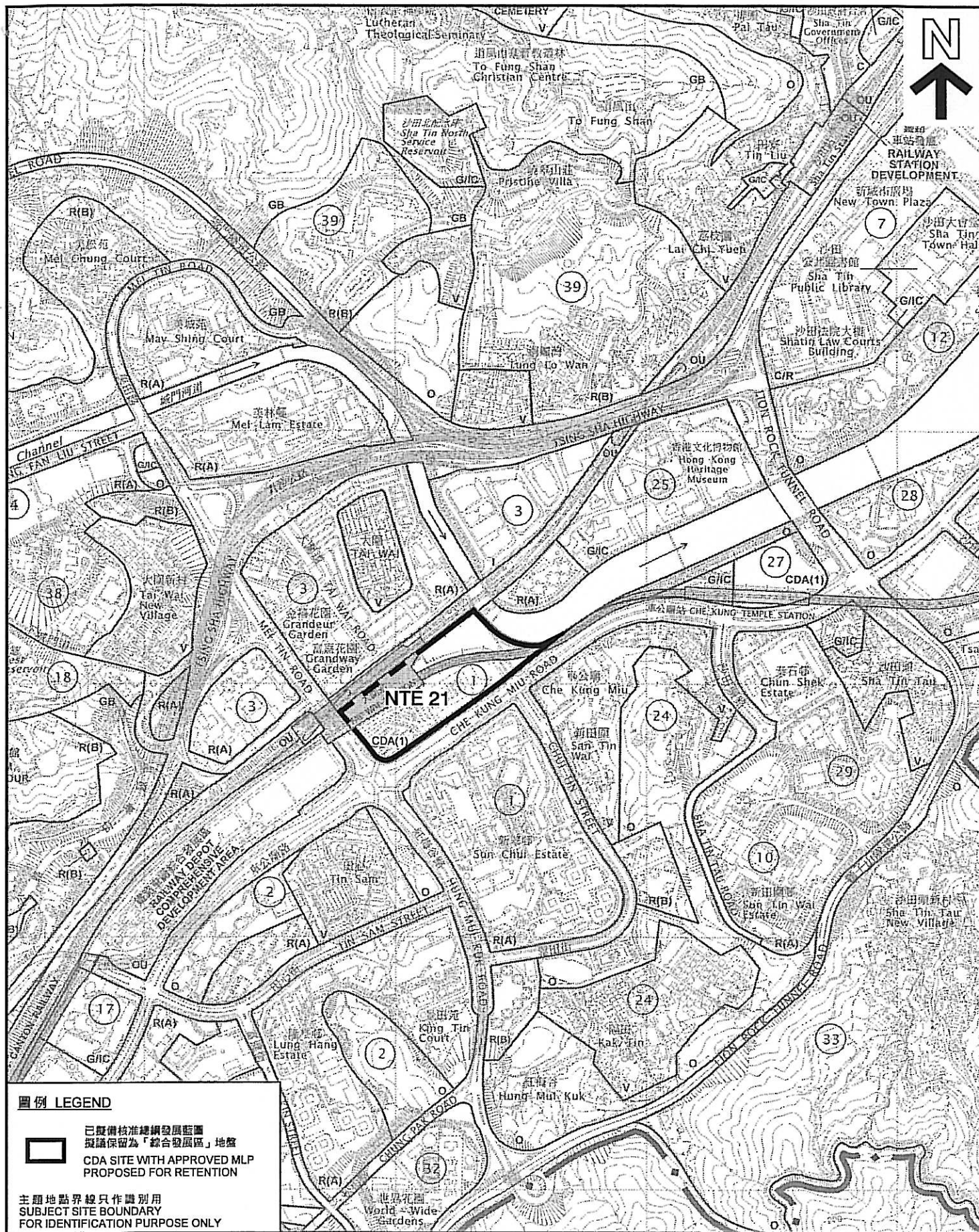
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/49

圖 PLAN  
48





#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 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

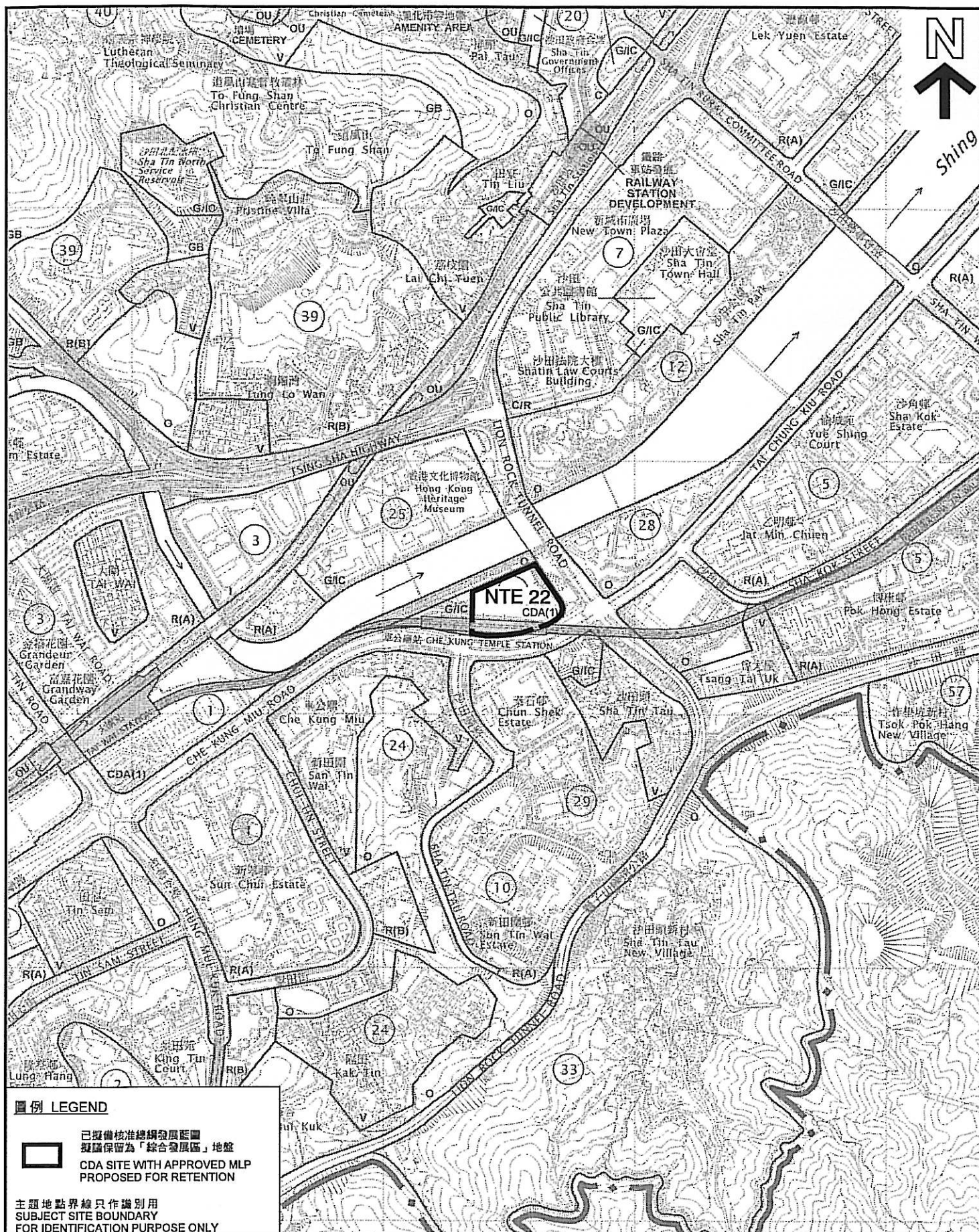


參考編號  
REFERENCE No.  
M/NT/12/50

圖 PLAN  
49

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年6月30日  
展示的分區計劃大綱圖編號S/ST/25  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/25 EXHIBITED ON 30.6.2011





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 22  
新界沙田  
馬鞍山鐵路車公廟站

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

SCALE 1 : 10 000 比例尺

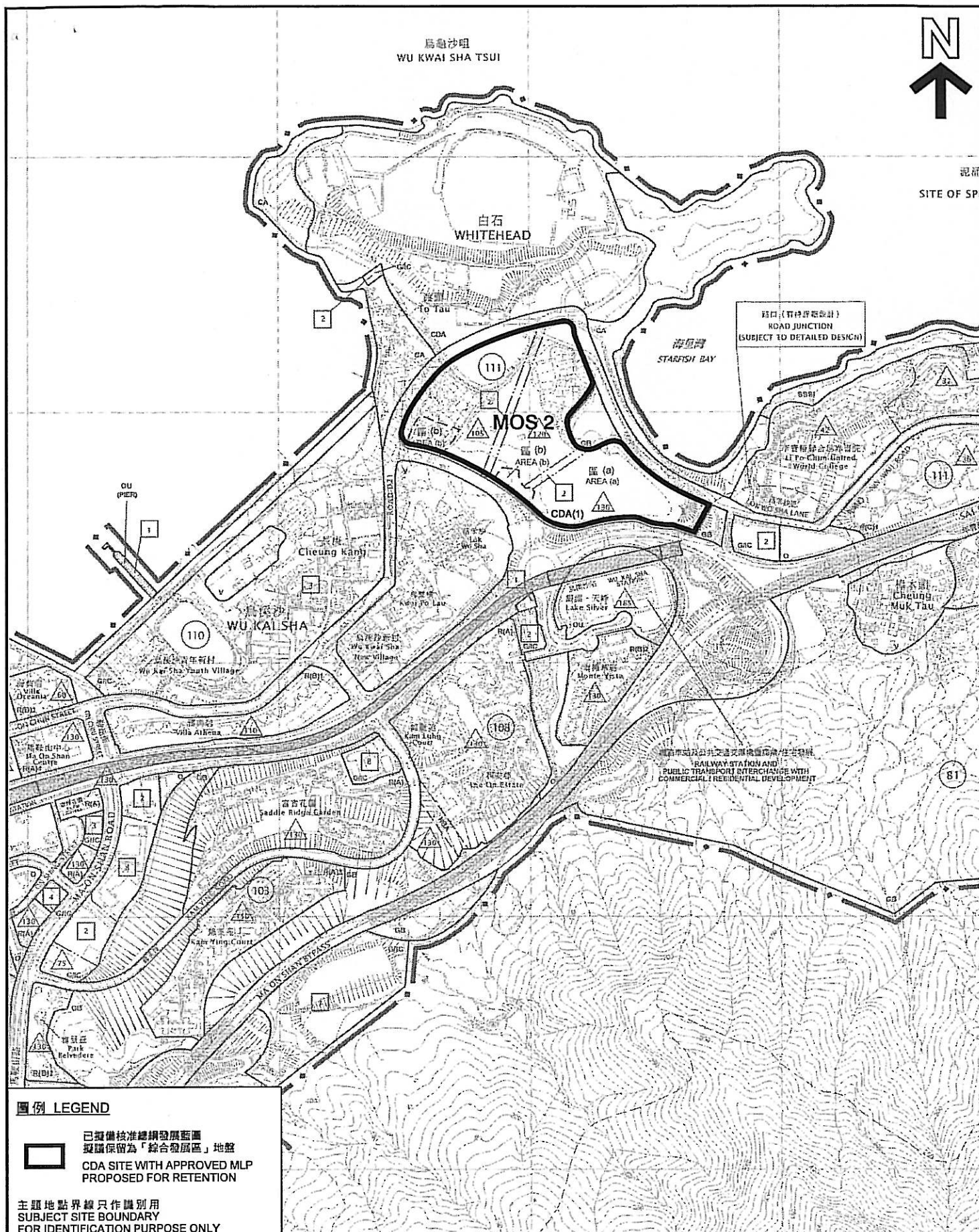
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/51

圖 PLAN  
50

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年6月30日  
展示的分區計劃大綱圖編號S/ST/25  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/25 EXHIBITED ON 30.6.2011



# 圖例 LEGEND

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

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

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2010年6月1日  
核准的分區計劃大綱圖編號S/MOS/16  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/MOS/16 APPROVED ON 1.6.2010

## 平面圖 SITE PLAN

綜合發展區地盤參考編號 MOS 2  
新界沙田馬鞍山落禾沙附近

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

SCALE 1 : 10 000 比例尺

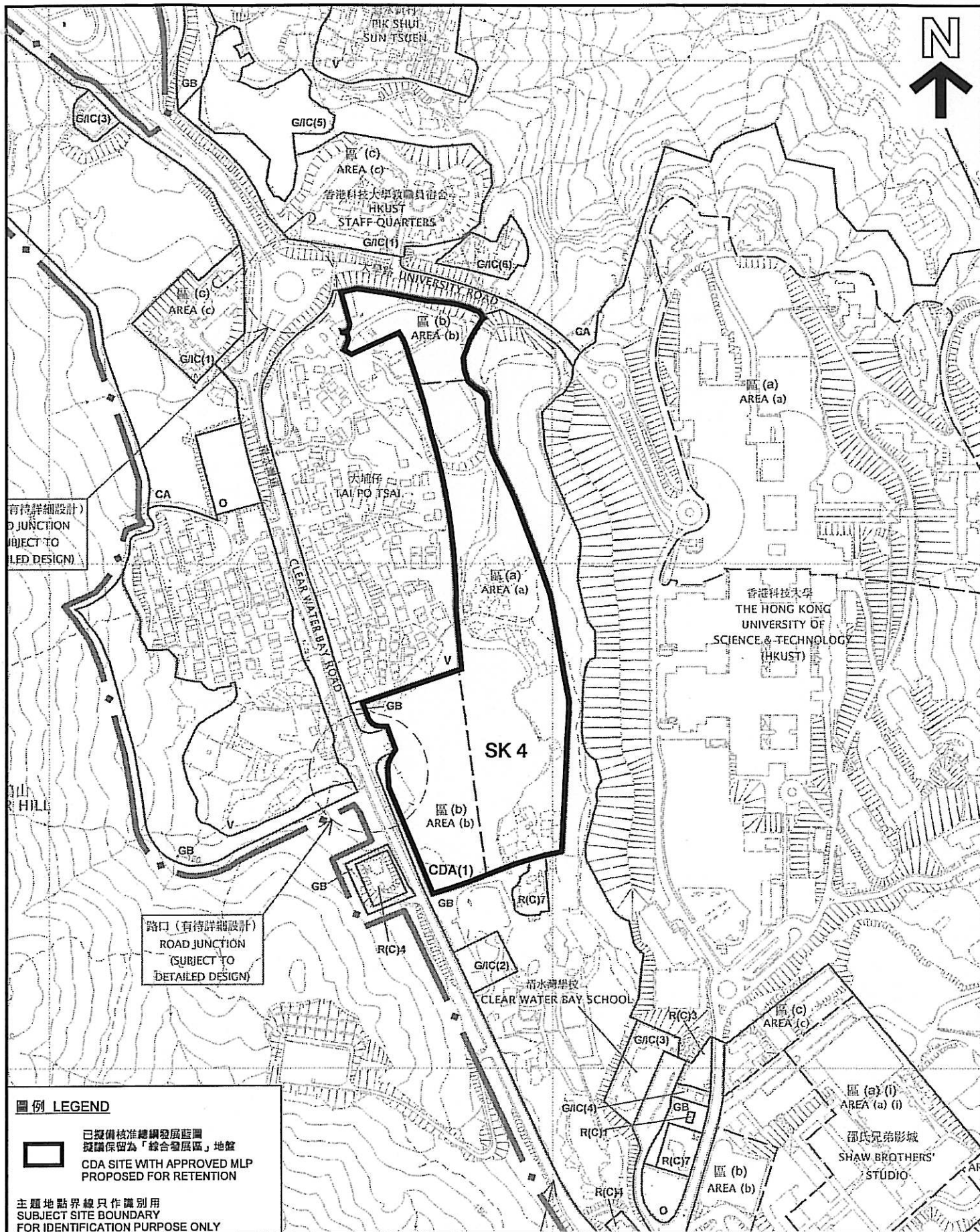
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/52

圖 PLAN  
51





### 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

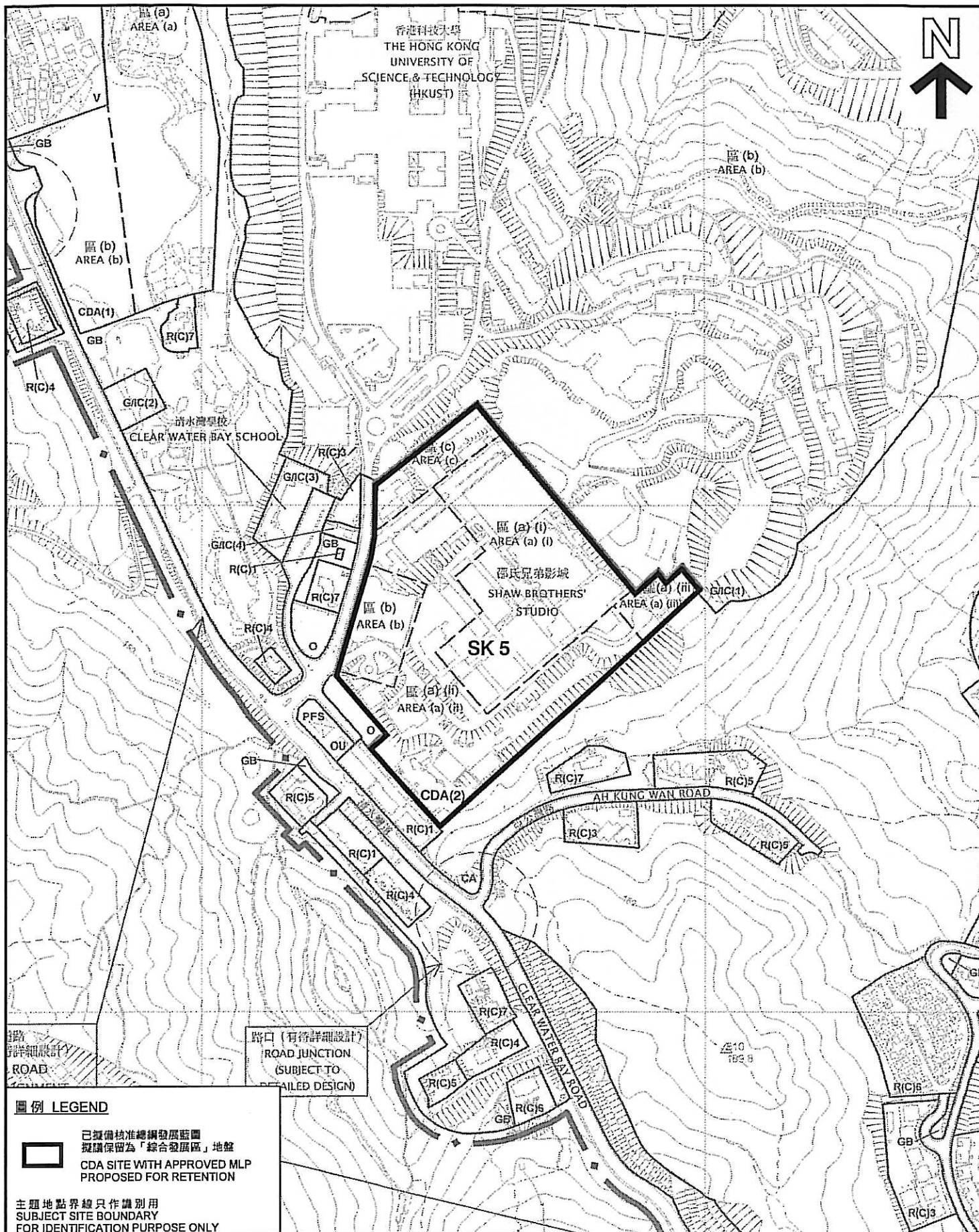


參考編號  
REFERENCE No.  
M/NT/12/53

圖 PLAN  
52

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2010年7月6日  
核准的分區計劃大綱圖編號S/SK-CWBN/4

EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/SK-CWBN/4 APPROVED ON 6.7.2010



#### 圖例 LEGEND

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

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

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2010年7月6日  
核准的分區計劃大綱圖編號S/SK-CWBN/4

EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/SK-CWBN/4 APPROVED ON 6.7.2010

#### 平面圖 SITE PLAN

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

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

SCALE 1 : 5 000 比例尺

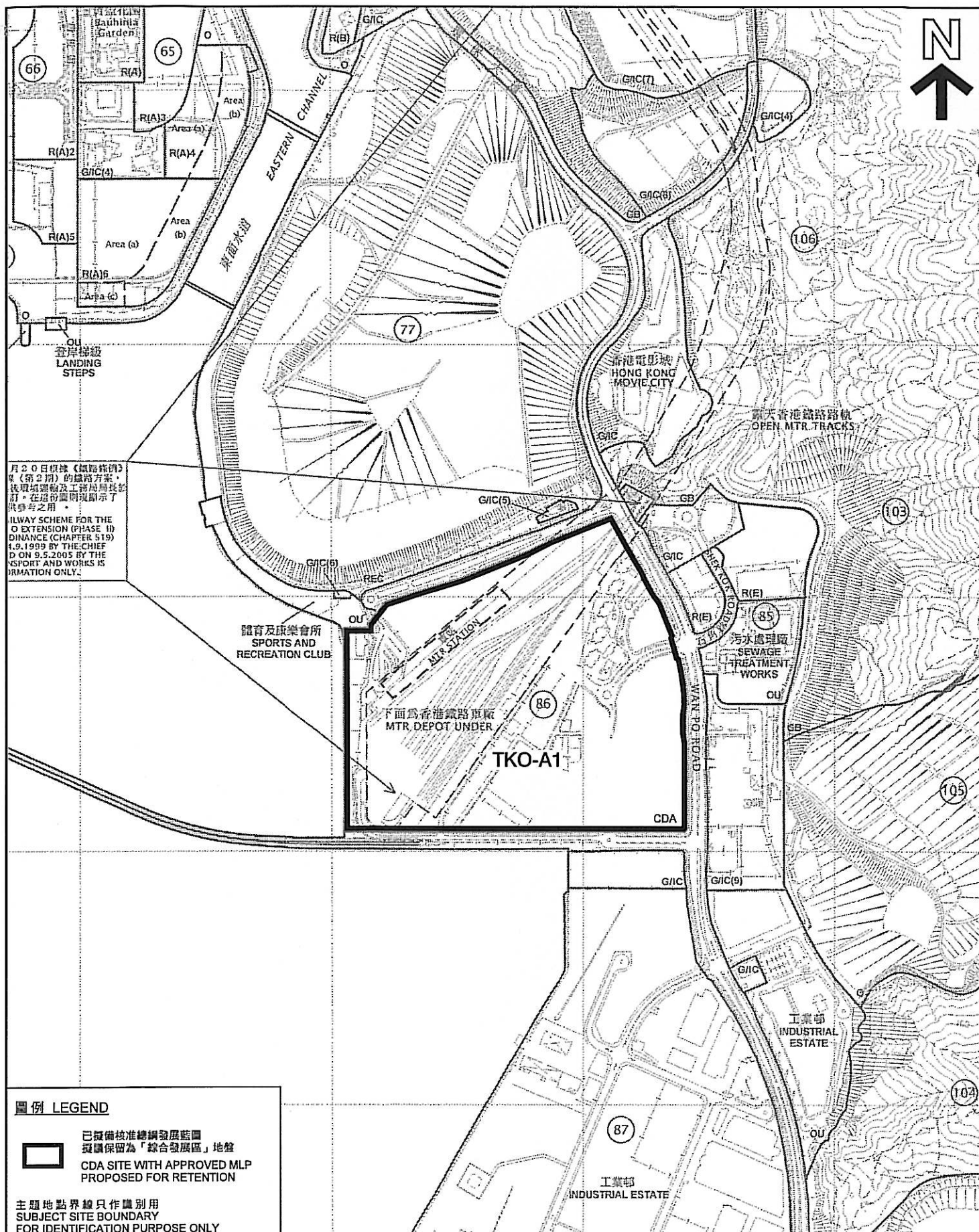
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/54

圖 PLAN  
53





#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 TKO-A1  
新界將軍澳第86區

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

SCALE 1 : 10 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/55

圖 PLAN  
54

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年5月13日  
展示的分區計劃大綱圖編號S/TKO/19  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/TKO/19 EXHIBITED ON 13.5.2011

# 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

渡頭  
JETTY

避風塘  
TYPHOON SHELTER

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

CDA

GB

G/C

OU

LANTAU

柳花村  
Lau-Fa Tsuen

公路維修區  
HIGHWAYS  
MAINTENANCE  
AREA

OU

GB

OU

GB

OU

GB

OU

GB

OU

GB

OU

GB

OU

GB

OU

GB

OU

GB

OU

酒店發展地盤  
Hotel Development Site

G/C

45.6

大龍  
Tai Lung

OU

GB

G/C

OU

GB

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GB

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大龍  
Tai Lung

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## 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 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

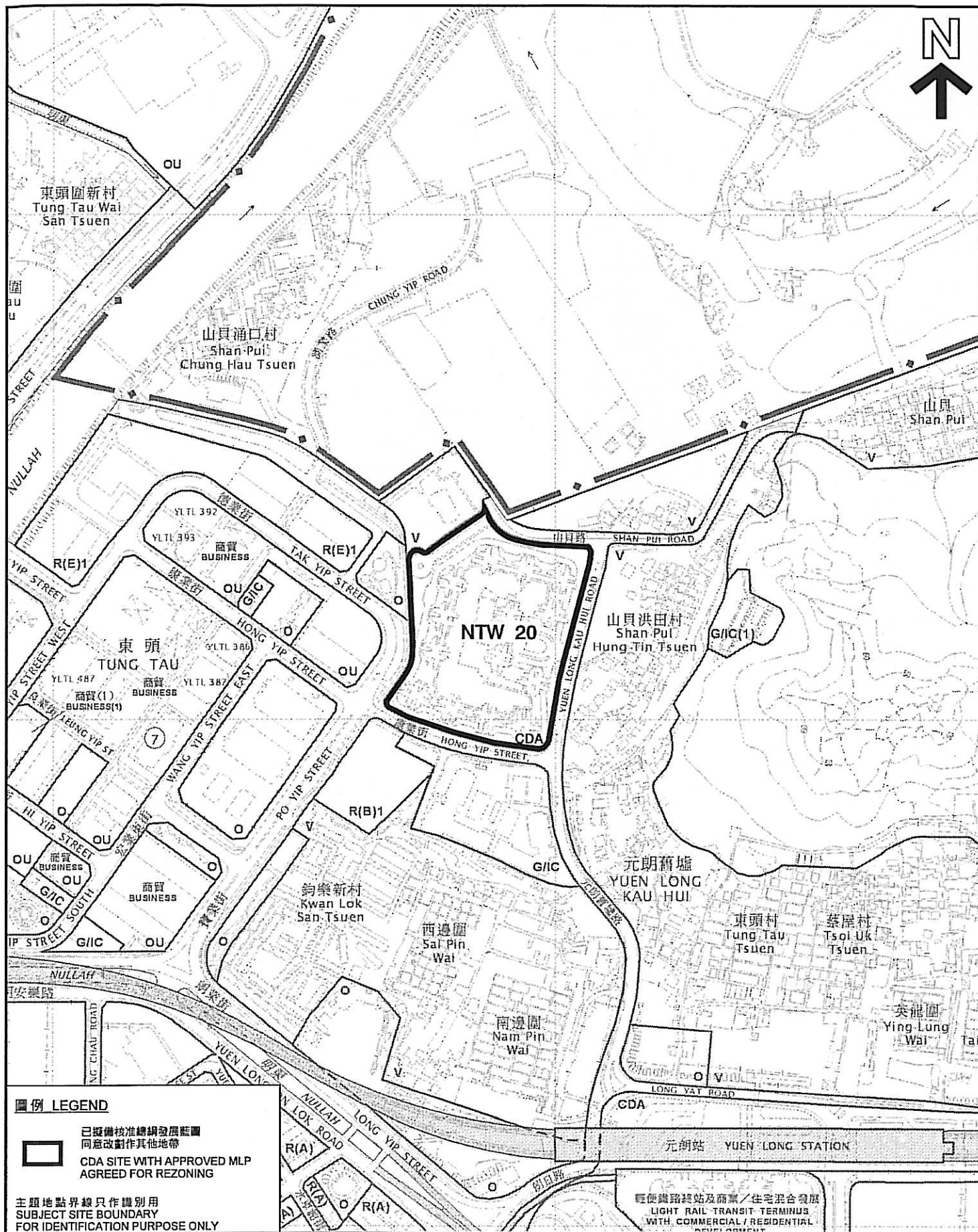


參考編號  
REFERENCE No.  
M/NT/12/56

圖 PLAN  
55

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2009年6月2日  
核准的分區計劃大綱圖編號S/I-MW/14  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/I-MW/14 APPROVED ON 2.6.2009





圖例 LEGEND

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

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

本摘要圖於2012年1月20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 20.1.2012  
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 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

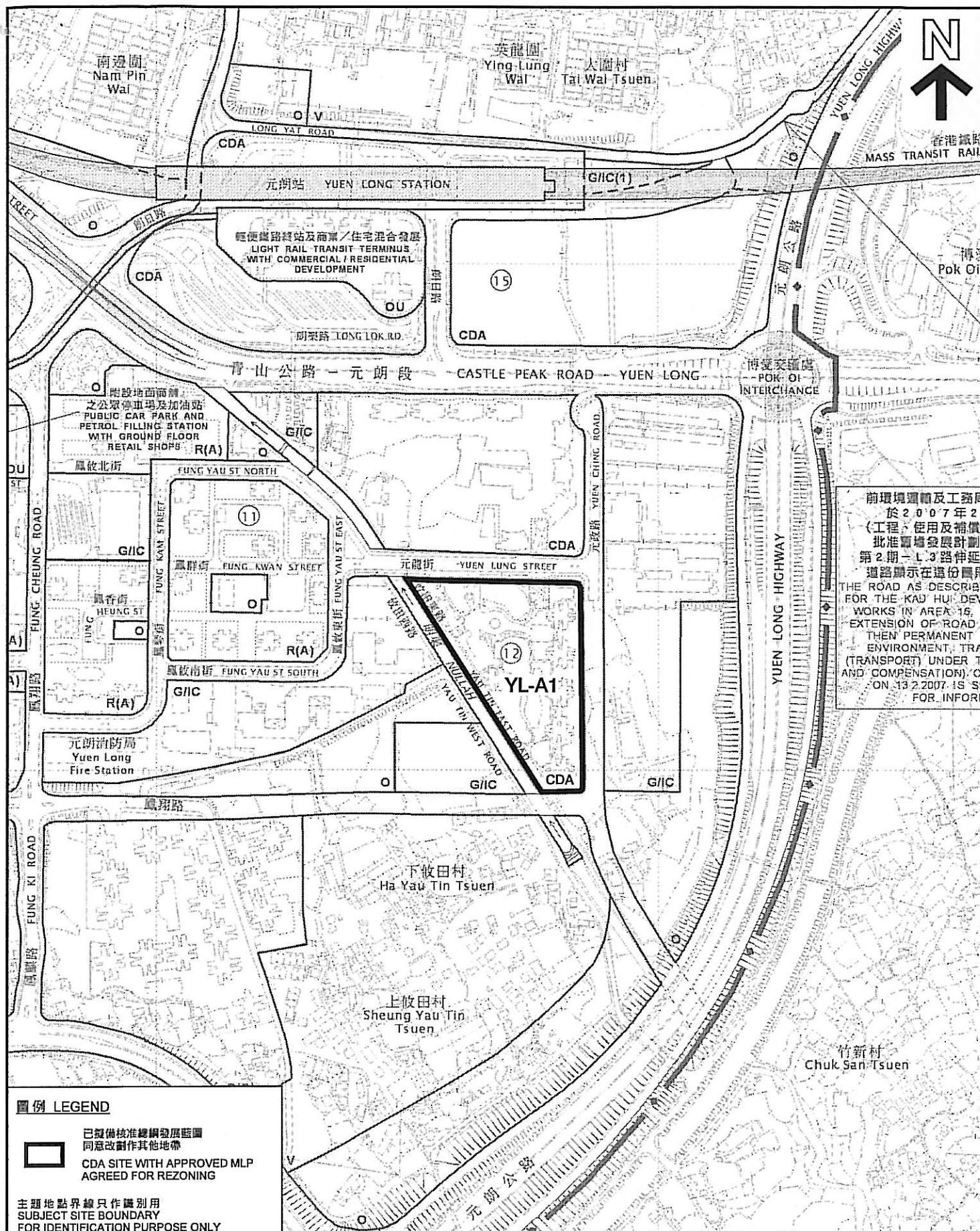
SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/58

圖 PLAN  
56



前環境運輸及工務局  
於2007年2月  
(工程、使用及補償)  
批准暫緩發展計劃  
第2期-1.3路伸延  
道路顯示在這份圖則  
THE ROAD AS DESCRIBED  
FOR THE KAU HUI DEV  
WORKS IN AREA 16,  
EXTENSION OF ROAD,  
THEN PERMANENT  
ENVIRONMENT, TRA  
(TRANSPORT) UNDER T  
AND COMPENSATION) O  
ON 13.2.2007. IS SH  
FOR INFORM

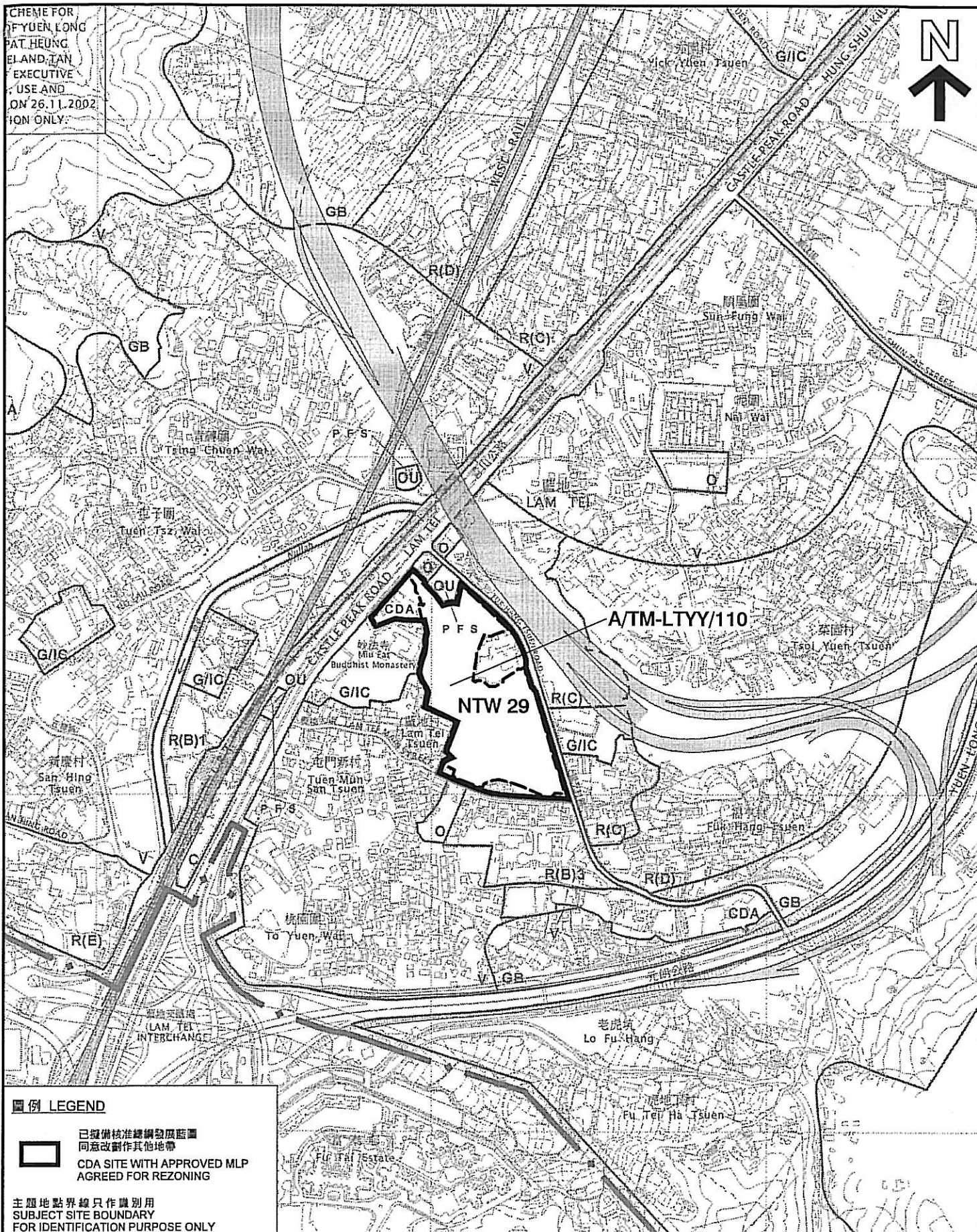
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/59

圖 PLAN  
57





**圖例 LEGEND**

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

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

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 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

本摘要圖於2012年1月20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 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/TM-LTTY/6 APPROVED ON 14.3.2006

SCALE 1 : 7 500 比例尺

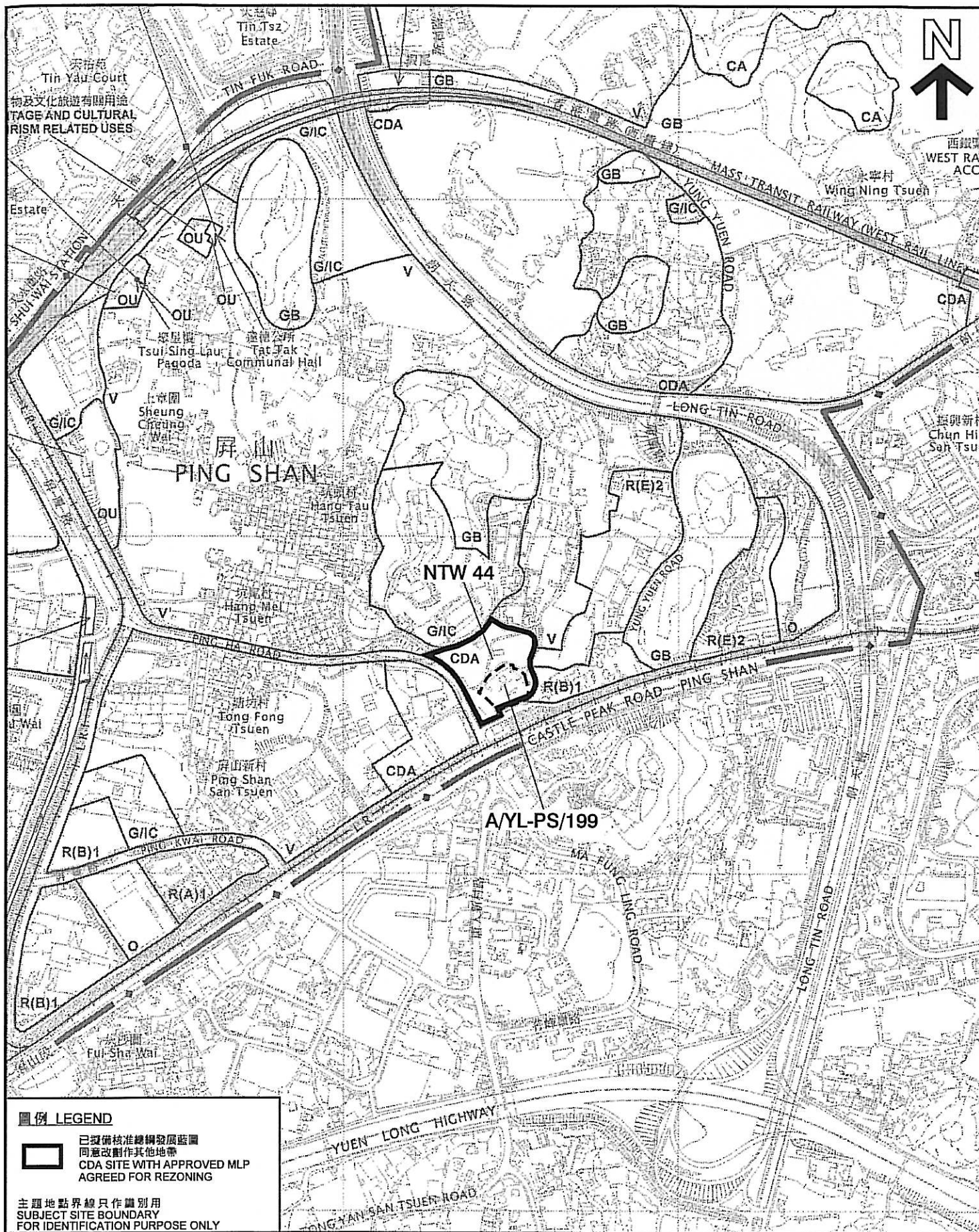
規劃署  
**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
M/NT/12/60

圖 PLAN  
58





#### 圖例 LEGEND



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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 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



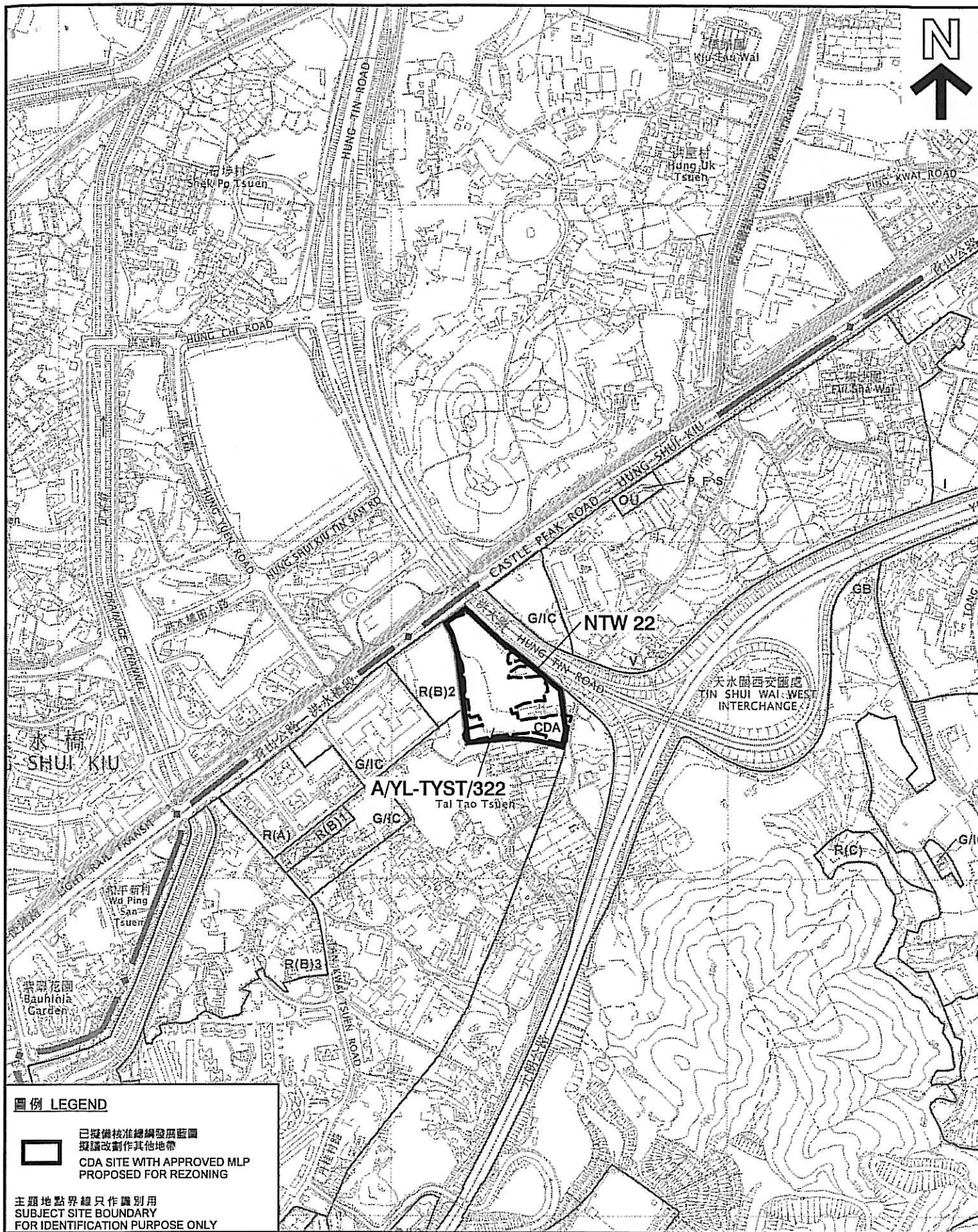
參考編號  
REFERENCE No.  
M/NT/12/61

圖 PLAN

59

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年6月30日  
展示的分區計劃大綱圖編號S/YL-PS/13  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-PS/13 EXHIBITED ON 30.6.2011





### 平面圖 SITE PLAN

本摘要圖於2012年1月20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 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-TYST/10 APPROVED ON 7.2.2006

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

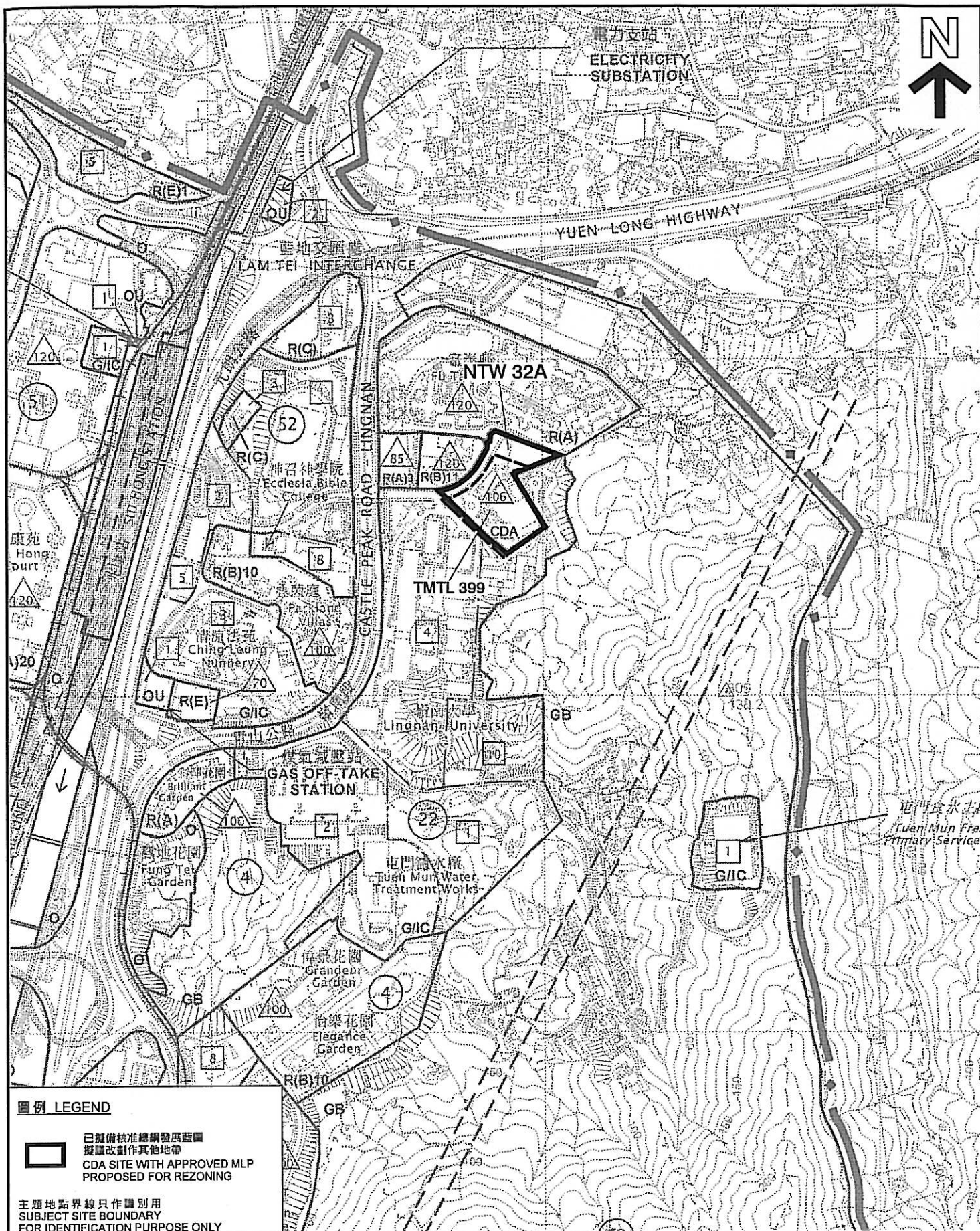
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/35

圖 PLAN  
60





#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

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

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

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



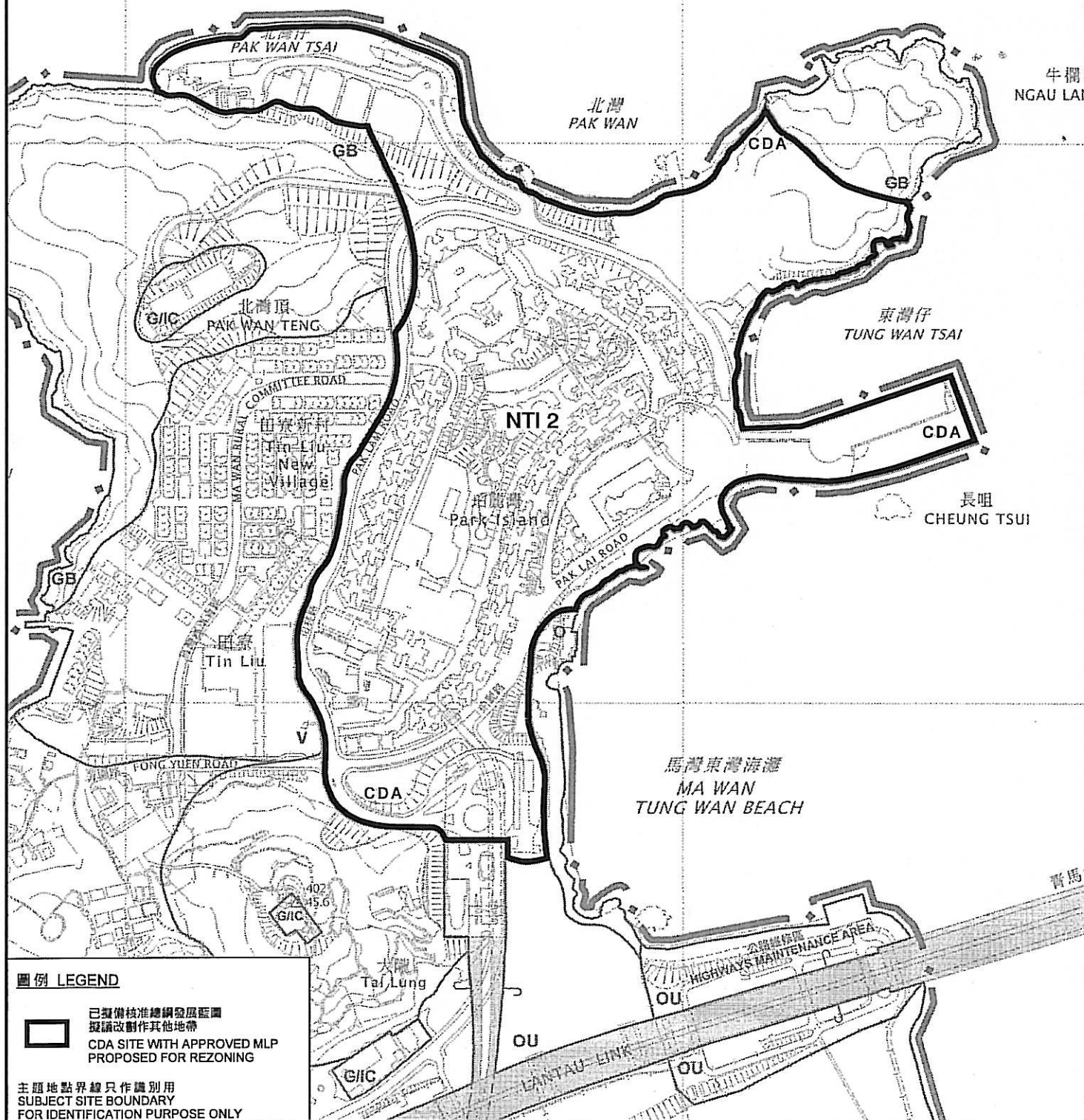
參考編號  
REFERENCE No.  
M/NT/12/62

圖 PLAN

61

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年5月3日  
核准的分區計劃大綱圖編號S/TM/28  
EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/TM/28 APPROVED ON 3.5.2011





**圖例 LEGEND**



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

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

**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

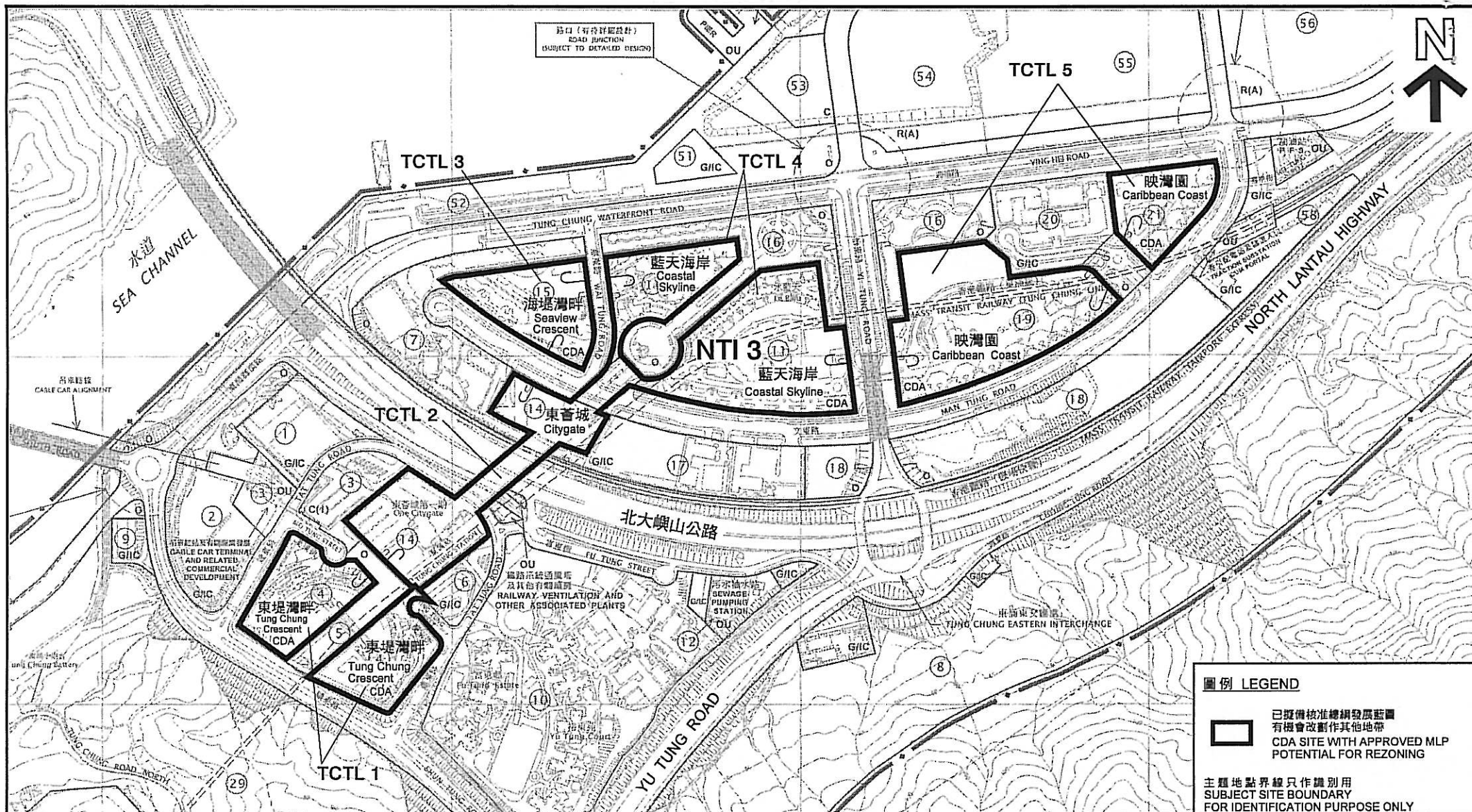
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/63

圖 PLAN  
62

本摘要圖於2012年1月20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 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/I-MWI/14 APPROVED ON 2.6.2009



本摘要圖於2012年1月20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 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/I-TCTC/18 APPROVED ON 1.6.2010

### 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

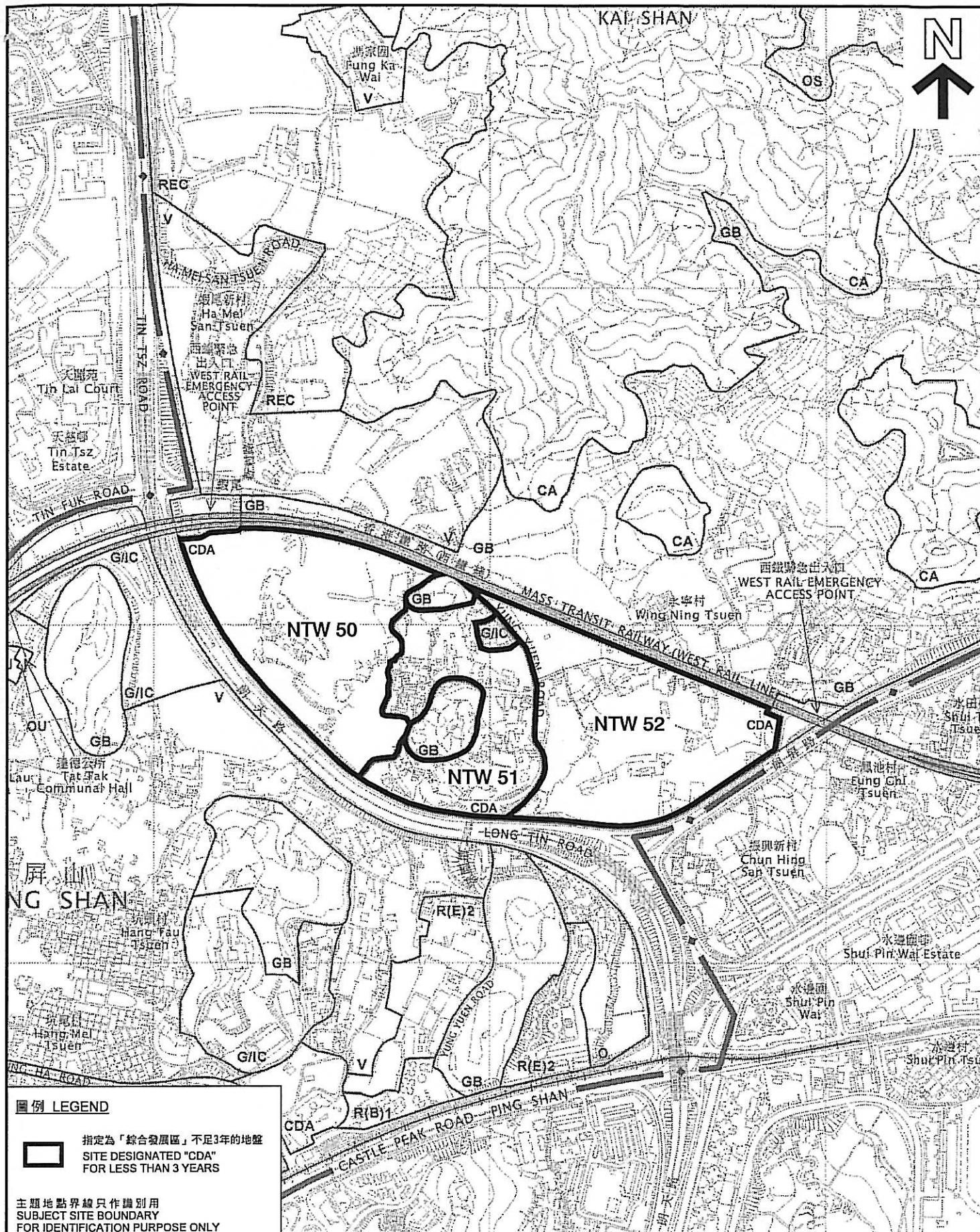
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NT/12/57

圖 PLAN  
63





#### 圖例 LEGEND



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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 50, NTW 51, NTW 52

新界元朗朗天路東北面 (NTW 50)

新界元朗庸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/12/64

圖 PLAN

64

本摘要圖於2012年1月20日擬備，  
所根據的資料為於2011年6月30日  
展示的分區計劃大綱圖編號S/YL-PS/13

EXTRACT PLAN PREPARED ON 20.1.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-PS/13 EXHIBITED ON 30.6.2011