

RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

RNTPC Paper No. 4/17

For Consideration by

the Rural and New Town Planning Committee on 26.5.2017

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

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

1. PURPOSE

The purpose of this Paper is to brief the Rural and New Town Planning Committee (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 years 2015/2017 (i.e. 1.4.2015 to 31.3.2017). The review will assist the Committee in:

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

2. BACKGROUND

The Town Planning Board (the Board) on 7.5.1999 endorsed the Town Planning Board Guidelines for Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments, further agreed on 21.5.1999 that the review of the “CDA” sites designated for more than 3 years should be conducted on an annual basis. During the consideration of the last CDA Review on 22.5.2015, the Committee noted that the progress of implementation of “CDA” developments in a year’s time might not be significant and considered that the review of “CDA” sites could be carried out biennially instead of annually in order to streamline the workflow and save the resources. Upon agreement by the Board on 1.4.2016, the Town Planning Board Guidelines were further revised to specify that the review of the “CDA” sites designated for more than 3 years should be conducted on a biennial basis.

3. CURRENT SITUATION

- 3.1 There are a total of 67 “CDA” sites in the New Territories by the end of March 2017, 7 of which have subsequently been rezoned to other zonings on 26.5.2017¹. The current review has examined the remaining 60 “CDA” sites that have been designated for more than 3 years (**Plans 1 to 5**), as follows:

¹ The previous CDA Site Nos. **NTW 10 to 15** along Lau Fau Shan Road/Ping Ha Road and the site to the west of Hung Tin Road (previous **NTW 23**) fall within the study boundary of the Hung Shui Kiu New Development Area (HSK NDA) Study which has largely been completed. The Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP), taking forward the recommendations of the HSK NDA Study, was agreed by the Town Planning Board on 5.5.2017 and gazetted on 26.5.2017. These 7 sites have been rezoned to various zonings on the OZP.

(a) “CDA” Sites with no Approved Master Layout Plan (MLP)	19
(b) “CDA” Sites with Approved MLP	41
Total	60

4. THE REVIEW

4.1 “CDA” Sites with No Approved MLP (Total: 19)

Sites Proposed for Retention (Total: 19)

4.1.1 There are a total of 19 “CDA” sites designated for more than 3 years with no approved MLP. All of them are proposed for retention and the status of these sites is summarised as follows (**Appendix I**):

(a) **3** sites are currently covered by consultancy studies or land use reviews, and would not be considered for rezoning in the current review pending the completion of the respective studies/reviews:

- NTW 40 (**Plan 10**) – review on the “CDA” zoning to be conducted upon finalization of the alignment of Northern Link (NOL);
- NTW 49 (**Plan 12**) - review on the “CDA” zoning subject to further study as recommended under the Land Use Review for Kam Tin South and Pat Heung; and
- NTI 5 (**Plan 21**) - review on the “CDA” zoning subject to the Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study anticipated to be completed in end 2017;

(b) proposals for **2** sites are actively being pursued with MLPs being prepared (NTW 17 and NTW 18) (**Plans 7 and 8**);

(c) approved MLPs for **2** sites have lapsed and the applicants are reviewing the development proposals for the sites (NTE 9 and SK-A1) (**Plans 18 and 22**); and

(d) **12** sites are subject to various planning concerns such as traffic, environmental and/or visual impacts which need to be properly addressed (NTW 9, NTW 21, NTW 43, NTW 50, NTW 51, NTW 52, NTW 53, NTW 54, NTW 55, NTW 56, SK 7 and TKO 1) (**Plans 6, 9, 11, 13 to 17, 19 and 20**).

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

4.2 “CDA” Sites with Approved MLP (Total: 41)

Sites Proposed for Retention (Total: 34)

4.2.1 There are 41 “CDA” sites that have been designated for more than 3 years with approved MLP. Amongst these sites, a total of 34 “CDA” sites with approved MLP are proposed for retention, 31 of which have achieved some progress in implementation in terms of processing of lease matters/building plans or at various stages of building construction. NTW 36 and NTW 37 were sold by tender in mid-2014 for private residential development and required to be completed by September 2021. Retention of the “CDA” designation for such sites is considered necessary to ensure that 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 II**. A brief account of these sites is as follows:

- (a) **9** sites with construction works in progress or the developments partially completed (NTW 5, NTW 6, YL-A2, YL-A3, YL-A4, NTE 4, MOS 2, TKO-A1 and NTI 1) (**Plans 24, 25, 35 to 37, 39, 48, 55 and 56**);
- (b) **3** sites with building plans approved or under preparation (NTW 38², NTE 1 and SK 6) (**Plans 31, 38 and 54**);
- (c) **2** sites sold by tender in mid-2014 for private residential development with planning applications (NTW 36 and NTW 37) (**Plans 29 and 30**);
- (d) **15** sites with land exchange/lease modification being processed or completed (NTW 8, NTW 31, NTW 39, NTW 41, NTW 42, NTE 5, NTE 14, NTE 15, NTE 18, NTE 20, NTE 21, NTE 23, SK 3, SK 4 and SK 5) (**Plans 26, 27, 32 to 34, 40, 42 to 47 and 51 to 53**);
- (e) **4** sites showing signs of implementation with MLPs approved in 2009 (NTE 13) (**Plan 41**), 2010 (NTW3) (**Plan 23**), 2014 (MOS 4) (**Plan 50**) and 2015 (MOS 3) (**Plan 49**); and
- (f) **1** site previously identified as site with potential for rezoning is proposed to be retained as there are still unacquired private lots within the “CDA” zone which may be developed under the “CDA” planning framework (NTW 33) (**Plan 28**).

Sites already Agreed for Rezoning (Total: 6)

4.2.2 There were 6 sites including NTW 20 (**Plan 57**), NTW 22 (**Plan 58**), NTW 29 (**Plan 59**), NTW 44 (**Plan 60**), YL-A1 (**Plan 61**) and NTE 22 (**Plan 62**) previously agreed by the Committee for rezoning to reflect their as-built conditions. The current progress of these 6 sites are detailed in **Appendix III** and summarised below:

- (a) since the residential development of the “CDA” site at Tak Yip Street, Yuen Long (NTW 20) (**Plan 57**), known as The Parcville, was completed, the Committee agreed to rezone the “CDA” site to a sub-area of “R(B)” to reflect the as-built condition and approved uses on 14.10.2005. The site will be

² This site (NTW 38), which falls within the boundary of the HSK NDA Study, has been incorporated into the draft Hung Shui Kiu and Ha Tsuen OZP gazetted on 26.5.2017 with its “CDA” zoning unchanged.

rezoned when opportunity arises;

- (b) since the residential development at the majority of the “CDA” site at Castle Peak Road, Hung Shui Kiu, Yuen Long (NTW 22) (**Plan 58**), known as Uptown, was completed, the Committee agreed to rezone the “CDA” site to a residential zone to reflect the as-built condition and approved uses. As there are some residual private lots on the western, southern and eastern edges not yet developed, the land use zoning will be reviewed and proposed amendments to the OZP for the entire “CDA” zone will be submitted to the Committee for consideration in due course;
- (c) the Committee has also agreed to rezone the “CDA” site at the junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Tuen Mun (NTW 29) (**Plan 59**), and the southern part of the “CDA” site to the east of Ping Ha Road and north of Castle Peak Road, Ping Shan (NTW 44) (**Plan 60**) to appropriate zonings to reflect the completed residential development and approved uses. The land use zoning of the residual portion of the sites would also be reviewed. Proposed amendments to the OZPs for the entire “CDA” zones will be submitted to the Committee for consideration in due course;
- (d) since the residential development at the “CDA” site at J/O Yuen Lung Street and Yuen Ching Road, Yuen Long (YL-A1) (**Plan 61**), known as Yoho Town, was completed, the Committee agreed to rezone the “CDA” site to “R(A)” to reflect the as-built condition and approved uses on 14.10.2005. This site, together with 2 other “CDA” sites to the north i.e. Yoho Midtown (YOHO Town Phase 2) (NTW 6) (**Plan 25**) and Grand Yoho (YOHO Town Phase 3) (NTW 5) (**Plan 24**) are developed by the same developer by phases. As Phases 2 and 3 are still at various stages of their development programmes, the site (YL-A1) will be rezoned upon completion of these 2 phases in a comprehensive manner; and
- (e) since the residential development at the “CDA” site at Che Kung Temple Station, Ma On Shan Rail, Sha Tin (NTE 22) (**Plan 62**), known as The Riverpark, was completed, the Committee agreed to rezone the “CDA” site to a residential zone to reflect the as-built condition and approved uses. The site will be rezoned when opportunity arises.

Site with Potential for Rezoning (Total: 1)

- 4.2.3 On 15.3.2013, the Committee noted that the site at Park Island, Tung Wan and Tung Wan Tsai in Ma Wan (NTI 2) (**Plan 63**) has potential for rezoning as developments on the concerned “CDA” zone have been completed. Occupation Permit for the last phase (Phase 6) of Park Island was issued on 30.6.2009. Most of the approval conditions under Application No. A/I-MWI/38 have been discharged with only one approval condition (b) regarding the submission and implementation of a revised landscape master plan is still outstanding. The implementation of the landscape proposal for the Park Island development has been considered acceptable by phases between 2000 and 2014. Since the subject “CDA” zone comprises both the Park Island development and some other facilities including the sewage treatment plant and the refuse transfer station, to fully comply with the approval condition (b), the applicant has been requested on 28.11.2016 to submit information to confirm the implementation of the revised landscape master plan at the remaining part of the “CDA” zone which includes the sewage treatment plant and the refuse transfer

station area. Upon discharge of all approval conditions, the site has the potential for rezoning to reflect the as-built residential, GIC and commercial uses when opportunity arises. Details of the site are at **Appendix IV**.

Questionnaires

4.2.4 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 2016/early 2017 in order to have a better understanding on the implementation of the sites. The Planning Department has received a total of 17 replies.

4.2.5 From the replies, the following is noted:

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

4.3 Summary

The following table summarises the proposals of the current review:

	With No Approved MLP	With Approved MLP	Total
No. of Sites Proposed for Retention	19 (Appendix I)	34 (Appendix II)	53
No. of Sites Already Agreed for Rezoning	-	6 (Appendix III)	6
No. of Sites have Potential for Rezoning	-	1 (Appendix IV)	1
Total number of “CDA” sites designated for more than 3 years			60

5. CONSULTATION

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

6. DECISION SOUGHT

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 proposed retention of the “CDA” designation for the sites mentioned in paragraphs 4.1.1 and 4.2.1 and detailed at **Appendices I and II**;
- (c) note the agreement of the Committee to rezone the sites mentioned in paragraph 4.2.2 and detailed at **Appendix III**; and
- (d) note the site with potential for rezoning in paragraph 4.2.3 and detailed at **Appendix IV**.

ATTACHMENTS

Appendix I	List of “CDA” Sites with No Approved MLP and Proposed for Retention
Appendix II	List of “CDA” Sites with Approved MLP and Proposed for Retention
Appendix III	List of “CDA” Sites with Approved MLP and already Agreed for Rezoning
Appendix IV	List of “CDA” Sites with Approved MLP and with Potential for Rezoning
Plan 1	Location Plan of “CDA” Sites in Tuen Mun and Yuen Long West District
Plan 2	Location Plan of “CDA” Sites in Fanling/Sheung Shui and Yuen Long East District
Plan 3	Location Plan of “CDA” Sites in Sha Tin, Tai Po and North District
Plan 4	Location Plan of “CDA” Sites in Sai Kung and Islands District
Plan 5	Location Plan of “CDA” Sites in Ma Wan
Plans 6 to 63	Extract Plans of Individual “CDA” Sites

List of “CDA” Sites with No Approved MLP and Proposed for Retention
(Total: 19 - NTW 9, NTW 17, NTW 18, NTW 21, NTW 40,
NTW 43, NTW 49, NTW 50, NTW 51, NTW 52, NTW 53, NTW 54, NTW 55, NTW 56
NTE 9, SK 7, TKO 1, NTI 5 & SK-A1) (Plans 6 to 22)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
NTW 9 (Plan 6)	Lok On Pai Ex-desalting Plants, TMTL 426, Tsing Fat Street, Tuen Mun, New Territories (9 ha) (Government land)	22	<ul style="list-style-type: none"> The site was first designated on 22.4.1994. The boundary was adjusted to facilitate the development of a salt water pumping station on 19.4.2002. In accordance with the recommendations of the “Planning and Engineering Review of Potential Housing Sites in Tuen Mun East Area – Feasibility Study” (Tuen Mun East Study), the boundary was further adjusted and a maximum plot ratio (PR) of 1.3 and building height (BH) restriction of +41mPD were imposed for the site on the Tuen Mun Outline Zoning Plan (OZP) on 16.10.2009. The site is on Government land and is currently under temporary uses. The “Comprehensive Development Area” (“CDA”) zoning of the site should be retained to ensure that the proposed residential development at such a large waterfront site would be designed in a comprehensive manner taking into account various planning considerations such as visual prominence of the site, environmental quality, land use compatibility, traffic and infrastructural provisions as well as phasing requirements, which should be subject to further study. The development potential of the site should be reviewed taking into account available information such as the noise contour information of the 3rd Runway System project and traffic capacity with proposed Route 11, etc.
NTW 17 (Plan 7)	South of Tam Mei Barracks, Ngau Tam Mei, Yuen Long, New Territories (19.68 ha) (multiple ownership)	22	<ul style="list-style-type: none"> The proposed Northern Link (NOL) will run along the western boundary of the site. The railway will increase the development potential of the site whilst imposing environmental constraints such as noise impact on the nearby areas. The “CDA” zoning is considered appropriate in addressing the environmental concerns. An application (No. A/YL-NTM/223) covering the northern portion of the “CDA” zone for a low-rise residential development of 136 houses was rejected by the Rural and New Town Planning Committee (the Committee) on 19.6.2009. The applicant had subsequently lodged a review under s.17 of the Town Planning Ordinance (TPO) but the applicant withdrew the review on 23.8.2010. On 24.11.2015, a s.12A application (No. Y/YL-NTM/3) to rezone the Site from “CDA” to Option 1 - “R(B)1” or Option 2 - “CDA(2)” for comprehensive residential development with commercial facilities was received by the Board. On 19.2.2016, 24.6.2016, 11.11.2016 and 7.4.2017, upon requests of the applicant, the Committee decided to defer decisions on the application in order to allow sufficient time for preparation of supplementary

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>information to address departmental comments. The application is being processed.</p> <ul style="list-style-type: none"> As the "CDA" proposal is actively being pursued, and in view of the potential environmental concerns, it is inappropriate to change the land use zoning of the site at this juncture.
NTW 18 (Plan 8)	<p>East of Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long, New Territories</p> <p>(9.62 ha)</p> <p>(multiple ownership)</p>	22	<ul style="list-style-type: none"> On 3.11.1995, the Committee considered a s.16 application (No. A/YL-NTM/3) for a comprehensive residential development for the site and decided to defer the consideration of the case pending the applicant's submission of detailed impact assessment and mitigation proposals. The application was withdrawn on 27.12.2001. On 26.3.2009, an application (No. A/YL-NTM/235) for the "CDA" site for low-rise residential development of 193 houses was submitted, but the applicant subsequently withdrew the application on 7.3.2011. On 4.5.2012, an application (No. A/YL-NTM/274) for the "CDA" site for proposed comprehensive residential development and supporting commercial facilities was submitted. On 15.6.2012, 21.9.2012 and 21.12.2012, upon requests of the applicant, the Committee decided to defer a decision on the application in order to allow sufficient time for preparation of supplementary information to address departmental comments. The application was withdrawn on 10.1.2014. The proposed NOL will run across the site. The railway will increase the development potential of the site whilst imposing environmental constraints such as noise impact on the nearby areas. As the "CDA" proposal is actively being pursued, and in view of the potential environmental concerns, it is inappropriate to change the land use zoning of the site at this juncture.
NTW 21 (Plan 9)	<p>Lots 2744ARP, 2744BRP and adjoining Government land in DD 124, Tan Kwai Tsuen Road, Yuen Long, New Territories</p> <p>(0.99 ha)</p> <p>(single ownership)</p>	20	<ul style="list-style-type: none"> The site was granted planning permission for residential development by the Committee under Application No. A/DPA/YL-TYST/27 on 24.6.1994 valid until 24.6.1996. Subsequently, the validity period of the planning approval was extended 2 times for a total period of 1.5 year up to 24.12.1997 at the request of the applicant. In order to put the development under better control, the site was zoned "CDA" on the draft OZP No. S/YL-TYST/1 gazetted on 14.6.1996. Application No. A/YL-TYST/14 for residential development was approved by the Committee on 11.7.1997 valid until 11.7.1999. The validity period of the planning approval was extended 3 times for a total period of 6 years up to 11.7.2005 at the request of the applicant. Application No. A/YL-TYST/292 for minor amendments to the approved scheme under Application No. A/YL-TYST/14 was submitted on 19.5.2005 and was

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>approved with conditions by the Director of Planning (D of Plan) on 26.9.2005 under the delegated authority of the Town Planning Board (the Board), with validity period up to 26.9.2009. Owing mainly to the need to resolve the road access issue, the land exchange has yet to be finalized and the approved development cannot be regarded as commenced. The planning permission lapsed on 26.9.2009.</p> <ul style="list-style-type: none"> The site is under single ownership and the applicant may submit another s.16 application and/or land exchange application once the road access issue is resolved. The "CDA" designation of the site is recommended to be retained to ensure that the traffic and infrastructural constraints could be properly addressed through a comprehensive development of the site.
NTW 40 (Plan 10)	<p>Long Ha, Kam Tin, Yuen Long, New Territories</p> <p>(11.28 ha)</p> <p>(multiple ownership)</p>	17	<ul style="list-style-type: none"> On 30.4.1999, the site and the strip of land in between were rezoned from "Residential (Group D)" ("R(D)") to "CDA" and "OU (Railway Reserve)" to partially meet the objections to the draft Kam Tin North OZP No. S/YL-KTN/1 and to reflect the proposed railway alignment respectively. The proposed NOL will run across the site. The railway will increase the development potential of the site whilst imposing environmental constraints such as noise and dust to the nearby areas. Its alignment has been examined under the "Review and Update of the Second Railway Development Study" conducted by the Highways Development which was promulgated in September 2014. According to the RDS-2014, the indicative implementation timeframe of NOL is from 2018 to 2023. The review of the "CDA" boundary is subject to the finalization of the alignment of NOL. In view of the above, the "CDA" designation should be retained.
NTW 43 (Plan 11)	<p>South-east of Tong Fong Tsuen and west of Ping Ha Road, Ping Shan, Yuen Long, New Territories</p> <p>(1.65 ha)</p> <p>(multiple ownership)</p>	15	<ul style="list-style-type: none"> The site was once rezoned to "Residential (Group E) 1" ("R(E)1") but was reverted back to "CDA" upon the decision of the Board on 21.11.2001 to partially meet an objection. The amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 19.4.2002. The site is located to the west of Ping Ha Road, which is subject to severe traffic congestion, and the Light Rail Transit is running along its southern boundary. In addition, the site is subject to industrial/residential (I/R) interface issues. The site is close to Hung Shui Kiu New Development Area in which some traffic improvement measures including the junction of Castle Peak Road/Ping Ha Road would be undertaken. Taking into account the above, the "CDA" zone would be reviewed accordingly. Given the size of the site with only a few land owners, there would be opportunities for comprehensive

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			development to allow for road widening to address the local traffic problem along Ping Ha Road and to address the I/R interface issue through comprehensive development of the site.
NTW 49 (Plan 12)	Site abutting Tung Wui Road and Kam Po Road, Kam Tin, New Territories (2.51.ha) (multiple ownership)	10	<ul style="list-style-type: none"> The site was rezoned to "CDA" which comprises Areas (a) and (b) based on a land use review conducted in 2006. Building development is confined in Area (a) with an area of about 1.3 ha. Area (b), with an area of about 1.2 ha which comprises existing trees and abandoned meander retained under the drainage project that require preservation, is designated as landscaped area for public use where no building development is permitted. On 23.11.2012, an application (No. A/YL-KTS/590) for a low-rise residential development of 52 houses at the western portion of the site was submitted. On 8.5.2015, the Committee decided to reject the application mainly on the grounds that the applicant has failed to put forward a comprehensive development proposal for the "CDA" zone and the proposed development would generate adverse impacts on the surrounding areas. In March 2014, PlanD, in collaboration with MTRCL, has completed a Land Use Review for Kam Tin South and Pat Heung (LUR) (covering the "CDA" site). In view of the infrastructure constraints, particularly the capacity of the sewage treatment facilities, the 14 potential housing sites identified in the LUR would be developed by phases. To capitalize on the rail-based development, priority would be accorded to the housing sites around the railway station with due regard to the existing infrastructure capacity. It is suggested that the "CDA" designation should be retained. An application (No. A/YL-KTS/705) for proposed house development (comprising 52 two-storey houses and 17 three-storey houses) at the site was submitted on 15.4.2016 and is being processed. The application is scheduled for Committee's consideration tentatively in June 2017.
NTW 50 (Plan 13)	Site to the north-east of Long Tin Road, Yuen Long, New Territories (8.3 ha) (multiple ownership)	6	<ul style="list-style-type: none"> The sites were rezoned from "Undetermined" ("U") to "CDA" based on a land use review conducted by PlanD in 2010. The sites are intended for low-rise and low density development, with a maximum PR of 0.4 and BH restriction of 3 storeys, to facilitate comprehensive upgrading of the areas and provide necessary planning control over the development mix, scale, design and layout of development, taking into account of various environmental, traffic, infrastructure and other constraints. The sites are mainly occupied by temporary structures, vehicle parks, open storage yards, workshops and clusters of residential dwellings. The sites are also subject to adverse traffic, railway and industrial noise impact and infrastructure constraints. The "CDA" zoning is to avoid piece-meal developments
NTW 51 (Plan 13)	Site to the west of Yung Yuen Road and north of Long Tin Road, Yuen Long, New	6	

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	Territories (5.1 ha) (multiple ownership)		<p>subject to I/R interface problem and noise impact, and to ensure that the infrastructure constraints would be satisfactorily addressed in future developments.</p> <ul style="list-style-type: none"> No development proposal has been received since rezoning to "CDA". As the sites have been zoned "CDA" for only a few years, the designation should be retained.
NTW 52 (Plan 13)	Site to the north-west of Long Ping Road, Yuen Long, New Territories (8.5 ha) (multiple ownership)	6	
NTW 53 (Plan 14)	Site to the east of Tsun Wen Road, Tuen Mun, New Territories (Zoned "CDA(1)" on OZP) (1.57ha) (multiple ownership)	5	<ul style="list-style-type: none"> The sites were rezoned from "I" and "O" to "CDA(1)" (NTW 53), "I" to "CDA(2)" (NTW 54) and "I" to "CDA(2)" (NTW 55) based on the recommendations of the Area Assessment 2009 of Industrial Land in the Territory completed in 2010. The site of NTW 53 is intended to be redeveloped for residential use with some retail and GIC facilities, whilst the sites of NTW 54 and 55 are intended to be redeveloped for commercial use. The site of NTW 53 is subject to a maximum domestic PR of 5 or a maximum non-domestic PR of 9.5, whilst the sites of NTW 54 and 55 are subject to a maximum PR of 9.5. All are subject to a maximum BH of 100mPD. This is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking into account of I/R interface problem, and various environmental, traffic, infrastructure and other constraints. The sites were/are occupied by a former/current bus depots and Overhaul Centre. Operation at NTW 53 has ceased and the site is now mainly occupied by a warehouse, an industrial building and a public toilet. The sites are subject to adverse traffic, railway and industrial noise impact and infrastructure constraints. The "CDA" zoning is to avoid piece-meal developments subject to I/R interface problem and noise impact, and to ensure that the infrastructure constraints would be satisfactorily addressed in future developments. Control on the design of these sites are also considered important to create a more functional, interesting and aesthetically pleasing town core. No development proposal has been received since rezoning to "CDA". Development of the sites will require re-location of the existing bus depots. As the sites have been zoned "CDA" for only a few years, the designation should be retained.
NTW 54 (Plan 15)	Site to the west of Tsun Wen Road, Tuen Mun, New Territories (Zoned "CDA(2)" on OZP) (1.37ha) (single ownership)	5	
NTW 55 (Plan 16)	Site at J/O Ho Tin Street and Kin On Street, Tuen Mun, New Territories (Zoned "CDA(2)" on OZP)	5	

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	(2.09ha) (single ownership)		
NTW 56 (Plan 17)	Cheung Chun San Tsuen, Kam Tin North, Yuen Long, New Territories (17.1ha) (multiple ownership)	3	<ul style="list-style-type: none"> The site was rezoned from "U" to "CDA(1)" in May 2014 based on a land use review for the "U" zones on the Kam Tin North OZP. The site is subject to possible noise impact from the proposed NOL running along its western boundary. There is also no proper vehicular access and the existing wetlands are encouraged to be provided/preserved, recreated or enhanced at the site. As such, the "CDA" zoning is considered appropriate in addressing various considerations including the environmental and traffic concerns. An application (No. A/YL-KTN/522) covering the southern portion of the "CDA(1)" zone for proposed flats development (comprising 8 blocks of residential towers for 1,049 flats) at the site was submitted on 20.4.2016 and is being processed. The application is scheduled for Committee's consideration tentatively in July 2017.
NTE 9 (Plan 18)	North-eastern side of Ma Liu Shui San Tsuen, Lung Yeuk Tau, Fanling, New Territories (0.8 ha) (single ownership)	20	<ul style="list-style-type: none"> The site is the subject of an objection (No. O/S/NE-LYT/1-7) against the rezoning of the subject site from "Unspecified Use" to "Agriculture" ("AGR") and area shown as "Road" on the draft Lung Yuek Tau and Kwan Tei South OZP No. S/NE-LYT/1. The objector proposed to rezone part of the objection site falling within "AGR" zone to "CDA" zone with a maximum permitted non-domestic PR of 0.9, a maximum site coverage of 46% and a BH restriction of 12m to facilitate the redevelopment of the existing soy sauce factory. On 24.11.1995, the Board decided to propose an amendment to the OZP to meet the objection by rezoning the site from "AGR" to "CDA" and by incorporating "Food Production/Processing Plant" under Column 2 of the Notes of the "CDA" zone. The planning intention of the "CDA" zone is to facilitate the comprehensive redevelopment of an existing soy sauce factory (mainly for the relocation of another soy sauce factory at Kwai Chung). On 14.2.1997, the Board approved a planning application (No. A/NE-LYT/104) for minor relaxation of non-domestic PR from 0.9 to 0.937 and non-domestic site coverage from 46% to 50.58% 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 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. Upon review, it is considered appropriate to retain the

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>"CDA" zoning for the site for the following reasons notwithstanding that there is currently no approved MLP covering the site :</p> <ul style="list-style-type: none"> (i) the existing soy sauce factory on the site is still in operation; (ii) the planning intention of the "CDA" site to facilitate comprehensive redevelopment of an existing soy sauce factory and relocation of another existing soy sauce factory site at Kwai Chung is still applicable, the redevelopment project of the latter site is currently in progress; (iii) the MLP for proposed hotel and service apartments with shop and services (retail/commercial) under application No. A/KC/241 at the Kwai Chung soy sauce factory site was approved by the Board in March 2000, with its building plans approved in February 2003 but no building works have been carried out. On 13.2.2017, the applicant submitted another s.16 application for proposed comprehensive development for flat, eating place, shop and services, and office with minor relaxation of BH for the Kwai Chung site which is currently being processed by the Board. It is anticipated that the subject site would still be required for the relocation of the soy sauce factory at Kwai Chung; and (iv) retention of the "CDA" zoning can allow appropriate planning control over the future development/redevelopment of the subject site through the submission of MLP and relevant technical assessments with a view to avoid causing unacceptable environmental impacts on the adjoining residential uses within the "Residential (Group C)" ("R(C)") zone and the village developments within the "Village Type Development" ("V") zones in the vicinity.
SK 7 (Plan 19)	Sai Kung Town North CDA(1), Sai Kung, New Territories (Zoned "CDA(1)" on OZP) (5.9 ha) (multiple ownership)	12	<ul style="list-style-type: none"> • The "CDA(1)" site was first designated on 4.3.2005 and comprised two portions separated by the proposed Tai Mong Tsai Road. The two portions were combined into a single "CDA(1)" zone with the re-alignment of the proposed Tai Mong Tsai Road during consideration of the objections which were subsequently upheld by the Board. Amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 10.2.2006. • A PB of the site was approved by the Committee on 14.12.2007. • A planning application (No. A/SK-SKT/1) for comprehensive residential development of 17 blocks of apartments and 24 villas was rejected by the Committee on 24.10.2008. • A planning application (No. A/SK-SKT/9) for comprehensive residential development of 14 blocks of apartments and 65 villas was submitted on 21.10.2014.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>The application had been deferred four times for a total of eight months as requested by the applicant. During the period from November 2014 to April 2017, the applicant had submitted further information for 20 times to substantiate the application. On 27.4.2017, the application was withdrawn by the applicant.</p> <ul style="list-style-type: none"> 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 environmental, traffic, infrastructure and other constraints. The "CDA(1)" designation of the site should be retained.
TKO 1 (Plan 20)	<p>Ying Yip Road, Tseung Kwan O Area 92 and adjoining government land, New Territories</p> <p>(4.26 ha)</p> <p>(single ownership)</p>	20	<ul style="list-style-type: none"> On 10.1.2005, a request for amendment to the Notes of the OZP, proposing to relax the maximum domestic GFA and BH restriction was submitted. The request was however, rejected by the Committee on 13.5.2005. On 14.11.2005, the land owners submitted a further request for amendment to the Notes of the OZP to relax the development intensity and BH restrictions. Nevertheless, on 29.3.2006, the applicant withdrew the request. On 14.9.2006, the land owners submitted another application for amendments to Notes of the OZP to relax the development intensity and BH restrictions. Upon request by the applicant, the application was deferred by the Committee on 2.2.2007. The applicant reactivated the application which was considered and rejected by the Committee on 13.4.2007. The "CDA" zoning is proposed to be retained to encourage comprehensive redevelopment of the existing film studio within the site and the adjoining Government land, and to ensure that the traffic, visual and landscaping impacts of the development could be fully addressed. Upon completion of the rezoning of the housing site located to the north of the "CDA" site across Ying Yip Road (i.e. from "Green Belt" ("GB") to "Residential (Group A)"), the CDA development parameters may be reviewed to take account of the changing circumstances.
NTI 5 (Plan 21)	<p>Sok Kwu Wan, Lamma Island, New Territories</p> <p>(1.99 ha)</p> <p>(single ownership)</p>	16	<ul style="list-style-type: none"> The site, occupied by a cement plant, is under private ownership. It is located to the immediate south west of the ex-Lamma Quarry in Sok Kwu Wan. With an open sea view and easy accessibility to Sok Kwu Wan ferry pier, the site has high potential for a comprehensive residential scheme. The development potential of the site is being examined in the context of the planning study commenced in January 2012 for the ex-Lamma quarry which will primarily focus on the quarry site. According to CEDD, the study is scheduled for completion in end 2017. The "CDA" zone would be reviewed after completion of the study.

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SK-A1 (Plan 22)	Kap Pin Long, Sai Kung, New Territories (1.29 ha) (single ownership)	17	<ul style="list-style-type: none"> • On 2.7.1999, the Board approved the MLP for 21 two-storey houses with ancillary recreational and supporting facilities. • The applicant has applied for extension of time (EOT) for commencement of development several times and the EOT were further extended until 2.7.2004, 2.7.2007 and 2.7.2010 respectively. • Building plans for the approved MLP were submitted but rejected. • The approval conditions of the MLP were not complied with and the planning permission finally lapsed on 2.7.2010. • The Site was originally partly zoned "R(D)" and partly zoned "GB" on the draft Pak Kong and Sha Kok Mei OZP No. S/SK-PK/1. On 26.6.1998, the Board gave consideration to an objection in respect of the draft OZP and decided to propose amendments to the draft OZP to meet the objection by rezoning the Site from "R(D)" and "GB" to "CDA". Members of the Board considered that a "CDA" zoning for the Site would provide necessary mechanism to ensure the preservation of the trees within the Site and to protect the adjoining streamcourse and character of the "GB" zone in the north. Although the planning permission has lapsed, it is recommended to retain the "CDA" zone in order to provide proper control over development within the Site.

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

(Total: 34 - NTW 3, NTW 5, NTW 6, NTW 8, NTW 31, NTW 33, NTW 36, NTW 37, NTW 38, NTW 39, NTW 41, NTW 42, YL- A2, YL-A3, YL-A4, NTE 1, NTE 4, NTE 5, NTE 13, NTE 14, NTE 15, NTE 18, NTE 20, NTE 21, NTE23, MOS 2, MOS 3, MOS 4, SK 3, SK 4, SK 5, SK 6, TKO-A1 & NTI 1) (Plans 23 to 56)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
NTW 3 (Plan 23)	Tai Kiu Village, Yuen Long, New Territories (2 ha) (multiple ownership)	14	<ul style="list-style-type: none"> A planning application (No. A/YL/136) for comprehensive commercial/residential development was approved with conditions by the Committee on 27.8.2010. Subsequently, the validity period of the planning approval was extended for a period of 4 years up to 27.8.2018 at the request of the applicant. The applicant is in the progress for compliance with approval conditions. Building plans have yet to be submitted/approved. The “CDA” designation should be retained to ensure implementation of the approved MLP.
NTW 5 (Plan 24)	North-west of Pok Oi Interchange, Yuen Long, New Territories (4.06 ha) (multiple ownership)	25	<ul style="list-style-type: none"> Amendment to the MLP for a proposed comprehensive commercial/residential development and proposed pedestrian footbridge with retail use under Application No. A/YL/139 was approved with conditions by the Committee on 2.6.2006. A Class B amendment to the approved MLP under Application No. A/YL/139-1 was approved by the Committee on 28.5.2010. Land exchange was executed in March 2010 and construction works are underway. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 6 (Plan 25)	J/O Castle Peak Road-Yuen Long and Yuen Ching Road, Yuen Long, New Territories (3.50 ha) (multiple ownership)	25	<ul style="list-style-type: none"> Amendment to the MLP for a proposed comprehensive commercial/residential development under Application No. A/YL/151 was approved with conditions by the Committee on 2.11.2007. Phase 1 development (known as Yoho Midtown) was completed in 2010. Land exchange and construction for Phases 2 and 3 developments of NTW 6 have not yet commenced. An application (No. A/YL/205) mainly covering Phases IIa, IIb and III for hotel and flat development was approved by the Committee on 2.1.2015. Land exchange for hotel at Phase IIa is being processed by LandsD. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 8 (Plan 26)	Lots 311, 315RP, 316-318, 321, 323, 330-333, 335-341, 351-362 & Government Land in DD379, Tuen Mun Area 55, New Territories	22	<ul style="list-style-type: none"> The latest planning application for comprehensive residential development (No. A/TM/288) was approved with conditions by the Committee on 26.7.2002. On 13.7.2006, the application for EOT for commencement of development up to 26.7.2010 was approved with conditions by D of Plan under delegated authority of the Board (Application No. A/TM/288-1). The latest set of building plans submission for the approved

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	(3.16 ha) (single ownership)		<p>scheme was approved on 26.1.2016.</p> <ul style="list-style-type: none"> Land exchange is being processed. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 31 (Plan 27)	<p>East of Tai Lam Chung Nullah and Customs and Excise Training School, TMTL 417, Tai Lam Chung, Tuen Mun, New Territories</p> <p>(6.25 ha)</p> <p>(multiple ownership)</p>	20	<ul style="list-style-type: none"> The "CDA" zone was first designated on 7.6.1996. The boundary was adjusted at the request of the land owner by rezoning two areas from "CDA" to "V" and five areas from "V" or "GB" to "CDA" and exhibited on 18.2.2000. A planning application for comprehensive residential development (No. A/TM-SKW/32) was approved with conditions by the Committee on 1.3.2002. The latest planning application (No. A/TM-SKW/32-1) was approved by D of Plan on 1.2.2008 under the delegated authority of the Board. Building plans for the residential part of the proposed development were approved on 16.2.2011. Land exchange is being processed. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 33 (Plan 28)	<p>Tuen Mun Area 56, Tuen Mun, New Territories</p> <p>(8.48 ha)</p> <p>(single ownership)</p>	19	<ul style="list-style-type: none"> The latest planning application with MLP (for Phase 1) for comprehensive residential development at the eastern part of the "CDA" site (Application No. A/TM/331) was approved with conditions by the Committee on 14.9.2007. A s.16A application for minor amendment to the approved scheme (Application No. A/TM/331-2) was approved with conditions under delegated authority of the Board on 31.5.2011. Land exchange for Phase 1 was executed in June 2005. The construction works have been completed for Phase 1 and Occupation Permit was issued in 2011. Planning applications for Phase 2 of the development at the western part (Applications No. A/TM/376 and A/TM/432) have been approved with conditions by the Committee on 30.7.2010 and 1.3.2013 respectively. On 12.1.2017, an application for EOT for commencement of development under Application No. A/TM/432 (Application No. A/TM/432-1) was approved by D of Plan under delegated authority of the Board and the permission will be valid until 1.3.2021. On 16.7.2014, a planning application (No. Y/TM/16) was submitted for rezoning of the Phase 2 portion of the site from "CDA" to "CDA(3)" with proposed increase of maximum PR from 1.3 to 2.6, and maximum BH from 10 storeys above car park to 79mPD. The application was agreed by the Committee on 4.9.2015. Rezoning for the Phase 2 portion of the site would be carried out when opportunity arises. Phase 1 of the "CDA" has been developed into a pure residential development. Phase 1A within this portion of the "CDA" site involving several unacquired private lots

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>has yet to be developed and there is a need to retain this portion of the "CDA" zoning to facilitate development of the remaining Phase 1A. Upon completion of Phase 1A, this portion of the site will be rezoned when opportunity arises.</p> <ul style="list-style-type: none"> Phase 2 of the "CDA" zone has not been developed and there is a need to retain this portion of the "CDA" zoning to ensure a comprehensive development.
NTW 36 (Plan 29)	Area 112, Tin Shui Wai, New Territories (7.55 ha) (single ownership)	19	<ul style="list-style-type: none"> The site has been sold by tender in mid 2014 for private residential development. As the site is located in close proximity to the Hong Kong Wetland Park (HKWP), "CDA" zoning should be retained to ensure the design of the proposed development would have no adverse impacts on the HKWP. Planning Brief (PB) to guide the prospective developers of the site in preparing the MLP for the future development on the site was agreed by the Committee on 13.3.2009. An application (No. A/TSW/65) for a proposed comprehensive residential development with commercial uses for the site was submitted on 23.12.2015 and approved with conditions by the Committee on 26.8.2016. The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTW 37 (Plan 30)	Area 115, Tin Shui Wai, New Territories (6.44 ha) (single ownership)	19	<ul style="list-style-type: none"> As the site is in close proximity to the HKWP, "CDA" zoning should be retained to ensure the design of the proposed development would have no adverse impacts on the HKWP. The PB to guide the prospective developers in preparing the MLP for the future development of the site was agreed by the Committee on 13.3.2009. The site has been sold by tendering in mid 2014 for private residential development required to be completed by September 2021. An application (No. A/TSW/63) for a proposed comprehensive residential development with commercial uses on the site was submitted on 29.7.2015 and approved with conditions by the Committee on 20.11.2015. The latest planning application (No. A/TSW/63-1) was approved by D of Plan on 19.4.2017 under the delegated authority of the Board. The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTW 38 (Plan 31)	South of West Rail Tin Shui Wai Station, Yuen Long, New Territories	17	<ul style="list-style-type: none"> The site was originally planned to be granted to MTRCL for property development purpose. In order to meet the Government's housing target of providing some 17,000 Home Ownership Scheme (HOS) flats over four years starting from 2016/17 onwards and thereafter an annual average of 5,000 HOS flats, the site was identified for the

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	(3.48 ha) (single ownership)		<p>development of HOS units. On 25.10.2013, the Committee endorsed the PB for the HOS development at the site.</p> <ul style="list-style-type: none"> • Application No. A/YL-PS/440 for proposed comprehensive flats (HOS), commercial and public transport terminus development submitted by the Housing Department (HD) was approved by the Committee on 4.4.2014. • The latest building plan was approved by the Independent Checking Unit of the HD on 21.4.2016. Development is under construction. • The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTW 39 (Plan 32)	<p>Various Lots and adjoining Government Land in DD107, Sha Po, Kam Tin, Yuen Long, New Territories</p> <p>(28.98 ha)</p> <p>(single ownership)</p>	17	<ul style="list-style-type: none"> • A planning application (No. A/YL-KTN/118) was first approved by the Committee on 5.10.2001 and the latest planning application (No. A/YL-KTN/118-2) for amendments to the approved scheme was approved by the Committee on 7.9.2012. • The lease for Phase 1 of the subject development was executed in August 2011. The general building plans covering Phases 1 and 2 of the approved scheme were approved by the Building Authority (BA) in March, August and October 2013. Occupation permits for part of Phase I were issued in mid-2015. The general building plans for Phase 2 of the approved scheme are being further revised. • The applicant is applying to Lands Department (LandsD) for the land exchange for Phase 2 development. • The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 41 (Plan 33)	<p>Various Lots in DD130 to the North of Yuen Long Highway near Fuk Hang Tsuen, Yuen Long, New Territories</p> <p>(1.91 ha)</p> <p>(multiple ownership)</p>	17	<ul style="list-style-type: none"> • A planning application for comprehensive residential development (No. A/TM-LTTY/158) was approved by the Committee with conditions on 14.9.2007. • The latest planning application for the same use (Application No. A/TM-LTTY/249) was approved with conditions by the Committee on 19.7.2013 and a review on approval condition (g) was also approved on 11.4.2014. On 25.4.2017, an application for EOT for commencement of development (Application No. A/TM-LTTY/249-1) was approved by D of Plan under delegated authority of the Board and the permission will be valid until 19.7.2021. • The applicant is in the progress for compliance with approval conditions. • Land exchange is being processed. • Building plans based on the approved scheme (Application No. A/TM-LTTY/249) have yet to be submitted/approved. • Construction works have not yet commenced. • The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 42	South of the Former Military	17	<ul style="list-style-type: none"> • The site was rezoned from "GB" to "CDA" in December 1999 under s.6(7) of the pre-amended TPO arising from the

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
(Plan 34)	Site at Shek Wu Wai, Yuen Long, New Territories (23.98 ha) (multiple ownership)		<p>Board's decision to uphold an objection to the draft Ngau Tam Mei OZP No. S/YL-NTM/1.</p> <ul style="list-style-type: none"> • Planning application No. A/YL-NTM/178 for a residential development of a total of 322 houses at a PR of 0.4 for the western half of the "CDA" zone was approved with conditions on 18.8.2006. Building plans were approved on 18.7.2014. • The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions. • On 7.8.2015, a s.12A application (No. Y/YL-NTM/2) for rezoning of the site to "CDA(1)" with maximum PR of 3 to facilitate a proposed residential cum retail development was received by the Board. The application is being processed and is tentatively scheduled for the Committee's consideration in August 2017. • The proposed NOL will traverse the eastern half of the "CDA" zone. It may create land assembly difficulty to the remaining parts of the "CDA" zone and impose environmental constraints such as noise impact on the nearby areas. The land use in the area may need to be reviewed upon finalization of the NOL alignment. • In view of the above, it is inappropriate to change the land use zoning of the site at this juncture.
YL-A2 (Plan 35)	Area Covering the West Rail Yuen Long Station and Its Adjoining Area, Yuen Long, New Territories (4.65 ha) (single ownership)	18	<ul style="list-style-type: none"> • The MLP was first approved with conditions by the Committee on 25.1.2002. Amendment to the MLP for a proposed comprehensive commercial/residential development above the proposed West Rail Yuen Long Station and the associated Public Transport Interchange under Application No. A/YL/125 was approved by the Committee on 28.1.2005. The planning permission lapsed on 29.1.2009. • It has been stated in the 2007 Policy Address that the Government would review the approved schemes of the above-station property development projects at the Nam Cheong Station and the Yuen Long Station with a view to lowering their development intensities. • The MLP for a revised scheme for proposed comprehensive commercial/residential development with GIC and public transport facilities under Application No. A/YL/209 was approved with conditions by the Committee on 26.9.2014. • Land grant was executed on 16.11.2015 and construction works are underway. • The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
YL-A3 (Plan 36)	Area Covering The Public Transport Interchange Associated with the West Rail Long Ping Station, Yuen Long New Town Area 2, New Territories (Southern Site) (1.55 ha) (single ownership)	18	<ul style="list-style-type: none"> The MLP for the proposed comprehensive residential development under Application No. A/YL/188 was approved with conditions by the Committee on 1.6.2012. Land grant was executed on 16.9.2013 and construction works are underway. The latest planning application (No. A/YL/188-1) was approved with conditions by D of Plan under the delegated authority of the Board on 25.9.2014. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
YL-A4 (Plan 37)	Area covering the public transport interchange associated with the West Rail Long Ping Station, Yuen Long New Town Area 7, New Territories (Northern Site) (1.90ha) (single ownership)	18	<ul style="list-style-type: none"> The MLP for the proposed comprehensive residential development under Application No. A/YL/182 was approved with conditions by the Committee on 22.7.2011. The land grant was executed on 28.1.2013 and construction works are underway. The latest planning application (No. A/YL/182-1) was approved with conditions by D of Plan under the delegated authority of the Board on 16.5.2013. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 1 (Plan 38)	Sheung Shui Area 35 (SSIL 2RP and Government Land), New Territories (3.6 ha) (single ownership)	22	<ul style="list-style-type: none"> The first application (No. A/FSS/110) was approved on 9.4.1999 by the Board on review with validity period until 9.4.2002. On 19.2.2002, a request for an extension of the validity period of the planning permission was made to the Board and the validity period was extended to 9.4.2004. The latest proposed amendments to the approved MLP (Application No. A/FSS/156) were approved with conditions by the Committee on 5.12.2003. Building plans were approved on 8.11.2007, 1.3.2011, 19.11.2012, 26.9.2014 and 13.9.2016, but construction work has not yet commenced. The applicant has submitted a s.12A rezoning application on 11.7.2016 to rezone the application site from "CDA" to "CDA(1)" with a maximum PR of 3.6, a maximum site coverage of 27% and a maximum BH of 25 storeys aboveground. The rezoning application is being processed and scheduled for the Committee's consideration tentatively in July 2017. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
NTE 4 (Plan 39)	Fung Yuen, Tai Po Area 32, New Territories (Zoned "CDA(1)" on OZP) (18.37 ha) (multiple ownership)	18	<ul style="list-style-type: none"> A s.16 application (No. A/TP/267) for comprehensive residential and agricultural development was agreed by the Committee on 8.12.2000. Minor amendments to the approved scheme under Application Nos. A/TP/318, A/TP/319 and A/TP/333 were approved by the relevant District Planning Officer under the Board's delegated authority on 31.7.2003, 2.9.2003 and 18.8.2004 respectively. Building plans of the Phase 1 of the development portion and agricultural portion have been approved. Construction works regarding Phase 1 as well as the agricultural portion have been completed with the Certificate of Compliance (CC) issued on 16.12.2015. The development of the subsequent Phase is yet to commence. 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 pursuing the implementation of the subsequent phase of the approved "CDA" scheme, the "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTE 5 (Plan 40)	Sai Sha Road, Shap Sz Heung, New Territories (64.48 ha) (multiple ownership)	22	<ul style="list-style-type: none"> The Site is the subject of several planning applications approved in 2003 (A/NE-SSH/28), 2007 (A/NE-SSH/26) and 2009 (A/NE-SSH/61). An application (under Application No. A/NE-SSH/61-1) for Class B amendments to the approved scheme was approved by D of Plan under the delegated authority of the Board on 2.12.2009. The amendments involved mainly changes to average flat size to an increase of about 200 flats. Subsequently, an application (No. A/NE-SSH/61-2) for EOT for commencement of approved development was approved by D of Plan under the delegated authority of the Board on 22.4.2013 and the validity for the subject planning permission was extended to 8.5.2017. Although the applicant has made submissions, some of the approval conditions are yet to be complied with. According to LandsD, the land exchange application and premium negotiation is at an advanced stage. The premium appeal is being processed by LandsD. The building plan submissions for Sites A, B and C were approved on 19.12.2016, 13.4.2017 and 25.4.2017 respectively. The "CDA" designation should be retained as the applicant is actively pursuing the implementation of the approved "CDA" scheme.
NTE 13 (Plan 41)	North of Fanling Highway near Yin Kong, Kwu Tung, New Territories (1.61 ha)	19	<ul style="list-style-type: none"> The site was designated "CDA" to meet the objection to the previous "G/IC" zoning of the site on the draft Kwu Tung North OZP No. S/NE-KTN/1, which was upheld by the Board on 25.10.1996. Under the "CDA" zoning, the developer is required to submit a MLP to address the adverse environmental impacts arising from the adjacent

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	(multiple ownership)		<p>roads (i.e. traffic noise impacts from Castle Peak Road and Fanling Highway) and land uses affecting the site (i.e. industrial noise from nearby industrial uses, such as open storage of construction materials, vehicle parks and warehouses).</p> <ul style="list-style-type: none"> • The site is within the Kwu Tung North. • A planning application (No. A/NE-KTN/131) was approved with conditions by the Committee on 6.11.2009. • The applicant is in the progress for compliance with approval conditions. • The applicant submitted an EOT for commencement of the approved development. D of Plan on 6.11.2013, under the delegated authority of the Board, approved the EOT application. The permission is valid till 6.11.2017.
NTE 14 (Plan 42)	<p>South of Castle Peak Road near Kam Tsin, Sheung Shui, New Territories</p> <p>(3.86 ha)</p> <p>(single ownership)</p>	19	<ul style="list-style-type: none"> • A planning application (No. A/NE-KTS/75) for a comprehensive residential and recreational development was approved by the Committee on 19.6.1998. The planning permission expired on 19.6.2001. • On 25.11.2005, the Committee approved with conditions the planning application (No. A/NE-KTS/220) for a comprehensive residential development on the site. The planning permission lapsed on 25.11.2009. • The latest planning application (A/NE-KTS/267) was approved by the Committee on 19.12.2008 with conditions. The approved residential development has commenced since the latest set of building plans submission for the approved scheme was approved by BA on 23.3.2011. • The applicant is in the progress for compliance with approval conditions (approval conditions (b) and (e) have been complied). Land exchange is being processed. • On 13.8.2014, a s.12A rezoning application (No. Y/NE-KTS/6) to rezone from "CDA", "REC", "G/IC" and an area shown as 'Road' to "CDA(1)", with a proposed maximum PR of 2.1, site coverage of 37% (above ground level) and BH of 60mPD, was submitted by the same applicant of A/NE-KTS/267. The application was rejected by the Committee on 29.7.2016 mainly on the grounds that the proposed development parameters are considered incompatible with low-rise and low-density character of Kwu Tung South area and the applicant has failed to demonstrate that the proposed rezoning for proposed development is acceptable from traffic perspective. • The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 15 (Plan 43)	<p>Various Lots in DD 100 and Adjoining Government land, Lin Tong Mei Tsoi Yuen, Kwu Tung</p>	19	<ul style="list-style-type: none"> • A planning application (No. A/NE-KTS/90) for a comprehensive residential development was approved by the Committee on 12.3.1999 and its validity period has been extended three times until 12.3.2011. The original approved scheme consists of two phases. The planning

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	South, New Territories (10.07 ha) (multiple ownership)		<p>permission had lapsed.</p> <ul style="list-style-type: none"> • The applicant submitted a fresh application (No. A/NE-KTS/310) for comprehensive residential development (consists of two phases) and the application was approved with conditions by the Committee on 15.4.2011. The planning permission lapsed on 16.4.2015. • Phase 1 development completed with all approval conditions complied with, New Grant Lot No. 1882 executed on 7.9.2009. Building plans approved by the BA on 11.1.2013 and Occupation Permit issued on 19.4.2013. • For Phase 2 development, the applicant acquired two lots and is negotiating with the owners of the remaining 3 lots to facilitate the proposed residential development. • The Phase 2 site is predominantly occupied by open storage uses and workshops and subject to traffic noise impacts and potential vehicular emissions impact as well as other constraints such as inadequate drainage and sewerage facilities. In order to improve the general environment and having considered other development constraints pertinent to the area, it is considered that the "CDA" designation should be retained. The "CDA" designation of the completed Phase 1 site could be reviewed when a clear picture on Phase 2 development is available.
NTE 18 (Plan 44)	Lot 698 RP (Part) and Adjoining Government Land in DD181, Heung Fan Liu, Sha Tin, New Territories (4.42 ha) (multiple ownership Note : part of the site is held under adverse possession)	17	<ul style="list-style-type: none"> • A planning application No. A/ST/696 for proposed residential development with club house and car-parking facilities was approved with conditions for 1 year by the Board on review on 22.10.2010. • Application No. A/ST/696-1 for EOT for commencement of the approved development (Application No. A/ST/696) for 12 months until 22.10.2012 was approved with conditions by the Committee on 21.10.2011. • An application (A/ST/696-2) for amendments to the approved scheme by reducing the site coverage, reducing the parking provision, increasing the number of trees to be felled, and slightly changing the disposition of the building blocks was approved with conditions by the Committee on 1.6.2012. • Land exchange for Phase 1 was approved by the DLC on 20.11.2012. • A planning application (No. A/ST/851) for a proposed residential development with club house and parking facilities submitted on 20.6.2014 was approved with conditions by the Committee on 22.5.2015. • Building plans for Phase 1 and 2, based on the previous approved development scheme (No. A/ST/696) were approved by the BA on 19.10.2012. • Taking into account the site constraints (including access, landslide hazards, sewerage and drainage problems), the "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
NTE 20 (Plan 45)	<p>Fo Tan Station and Freight-yard, STTL 75, Lot 744 RP in DD 176 and Adjoining Government Land, Fo Tan, Sha Tin, New Territories</p> <p>(Zoned "CDA(1)" on OZP)</p> <p>(4.97 ha)</p> <p>(multiple ownership)</p>	17	<ul style="list-style-type: none"> On 5.5.2000, the Committee agreed to a request for rezoning of the site to "CDA" to facilitate the development of 191,100m² domestic floor space (with 2,768 flats) and 17,500m² retail floor space. The site is the subject of two planning applications (No. A/ST/630 and A/ST/658) rejected by the Board on review in 2006 and 2008 respectively. The applications were, however, subsequently allowed by the Town Planning Appeal Board (TPAB) with conditions in 2009 and 2010. On 17.6.2011, a planning application No. A/ST/658-1 for proposed amendments to the approved scheme under Application No. A/ST/658 was approved with conditions by the Committee. The Landscape Master Plan (LMP) for Phase 1 of the approved development was accepted on 19.9.2011. Land exchange for Phase 1 was approved by DLC on 20.12.2012. The development is being developed by phases. Building plans for Phase 1 of the approved development were approved by the BA on 6.10.2011 with subsequent amendments approved on 14.12.2012 and 29.10.2013 respectively. Phase 1 is under construction. On 5.10.2014, an application for EOT for commencement of development for 4 years up to 5.10.2018 was approved with conditions by the D of Plan under the delegated authority of the Board. As the applicant is taking steps to implement the proposal, the "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 21 (Plan 46)	<p>Tai Wai Station, Ma On Shan Rail, Sha Tin, New Territories</p> <p>(Zoned "CDA(1)" on OZP)</p> <p>(4.85 ha)</p> <p>(single ownership)</p>	15	<ul style="list-style-type: none"> An application (No. A/ST/691) for amendments to the previously approved MLP under No. A/ST/625 for comprehensive commercial/residential development cum government, institution or community facilities was approved with conditions by the Committee on 18.12.2009 for a period of 4 years until 18.12.2013. On 4.9.2015, the application for minor amendments to the previously approved scheme (No. A/ST/691-1) was approved with conditions by the Committee. On 4.1.2017, D of Plan under the delegated authority of the Board approved an application for minor amendments to approved scheme (No. A/ST/691-2). The land grant was executed on 26.1.2015. The building plans of the approved scheme (No. A/ST/691) were approved by the BA on 26.5.2011. The LMP for Application No. A/ST/691-1 was accepted on 22.4.2016. The "CDA(1)" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
NTE 23 (Plan 47)	To the south of Kwu Tung Road and to the west of Hang Tau Road (1.95 ha) (single ownership)	4	<ul style="list-style-type: none"> The MLP for the proposed comprehensive residential development under Application A/NE-KTS/364 was approved with conditions by the Committee on 22.5.2015. Land exchange is being processed. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
MOS 2 (Plan 48)	Near Lok Wo Sha, Ma On Shan, Sha Tin, New Territories (Zoned "CDA(1)" on OZP) (12.74 ha) (multiple ownership)	12	<ul style="list-style-type: none"> The subject "CDA(1)" zone comprises three portions, i.e. STTL 502 (a comprehensive residential and commercial development, namely Double Cove), STTL 574 (a comprehensive residential development) and STTL 600 (City University's student hostel). The "CDA(1)" zone is the subject of 17 previous applications (Nos. A/MOS/61, 61-1 to 61-12, 82, 82-1, 87, 87-1, 87-2 and 96). A planning application for comprehensive residential development with commercial and Government, institution or community facilities (Application No. A/MOS/61) was first approved with conditions by the Board upon review on 20.5.2005. Since then, 16 applications for amendments to the previously approved scheme or fresh s.16 applications were approved with conditions by D of Plan under the delegated authority of the Board or by the Committee. <p>STTL 502</p> <ul style="list-style-type: none"> The land grant was executed on 4.2.2010. The developer is implementing the approved scheme under Application No. A/MOS/82. The whole development comprises five phases. General building plans (major revision) for Phase 1, Phases 2 & 3 and Phases 4 & 5 were approved by BA on 13.4.2010, 20.4.2011 and 24.12.2010 respectively. The development is completed and application for CC is underway. <p>STTL 574</p> <ul style="list-style-type: none"> The land grant was executed on 6.12.2012. The applicant is implementing the approved scheme under Application No. A/MOS/87-2. General building plans were approved on 14.7.2014 and 25.11.2016 respectively. The residential development is under construction. <p>STTL 600</p> <ul style="list-style-type: none"> The subject lot is the subject of a planning application (No. A/MOS/96) approved by the Board on 8.8.2014 for proposed student hostel. LandsD is processing the application of a proposed Private Treaty Grant by City University. The applicant is revising the MLP for compliance with approval conditions. As the applicants are taking steps to implement the proposal, the "CDA(1)" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
MOS 3 (Plan 49)	Southwestern Part of Whitehead Headland, Ma On Shan, Sha Tin, New Territories (Zoned "CDA(2)" on OZP) (3.77 ha) (single ownership)	5	<ul style="list-style-type: none"> The subject "CDA(2)" zone was designated on 24.2.2012. The site was sold by tender on 25.3.2014. The lot owner submitted a planning application (No. A/MOS/100) for proposed residential development at the site on 29.8.2014. The application has been approved by the Board on 2.1.2015. General building plans were approved by BA on 2.11.2016. The residential development is under construction. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
MOS 4 (Plan 50)	Southeastern Part of Whitehead Headland, Ma On Shan, Sha Tin, New Territories (Zoned "CDA(3)" on OZP) (2.35 ha) (single ownership)	5	<ul style="list-style-type: none"> The subject "CDA(3)" zone was designated on 24.2.2012. The site is the subject of a planning application (No. A/MOS/99) for proposed residential development with minor relaxation of GFA and BH restrictions by LandsD approved by the Board on 13.6.2014. The site was sold by tender on 10.12.2014. General building plans were approved by BA on 12.10.2016. The residential development is under construction. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
SK 3 (Plan 51)	Nam Pin Wai Road, Sai Kung, New Territories (1.31 ha) (multiple ownership)	22	<ul style="list-style-type: none"> The "CDA" site was designated on 20.5.1994. The boundary and development parameters of the "CDA" site were reviewed by the Board on 23.10.1998 during consideration of objections, which were subsequently upheld by the Board. Amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 23.4.1999. Planning application (No. A/SK-HC/123) covering the southern portion of the subject "CDA" zone was rejected by the Board on review on 22.9.2006. An appeal for the planning application (No. S/SK-HC/124) covering the northern portion of the "CDA" site was allowed by the TPAB on 16.7.2013. One of the approval conditions has been partially complied with in March 2017. Relevant land exchange is in progress. For this part of the Site, the "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. For the southern part of the Site, it covers the ex-sauce production factory which is in juxtaposition with Hiram's Highway and partly falls within a floodplain. The "CDA" zoning is proposed to be retained to ensure the incorporation of necessary environmental mitigation measures and the provision of adequate drainage, and sewerage facilities to minimize flooding hazard to the area. The boundary of the "CDA" site will be reviewed taken into account the latest development progress of the "CDA"

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			site.
SK 4 (Plan 52)	Various lots in DD 227 and 229 and Adjoining Government Land, Tai Po Tsai, Clear Water Bay, Sai Kung, New Territories (Zoned "CDA(1)" on OZP) (6.68 ha) (single ownership)	14	<ul style="list-style-type: none"> • A proposed comprehensive development for 683 units of flat and 2,000m² of commercial GFA under Application No. A/DPA/SK-CWBN/12 was approved with conditions by the Committee on 29.10.2004. • On 16.6.2005, the Sai Kung DLC approved the proposed land exchange for the subject development. • Land grant was executed on 13.10.2011. • Building plans were last approved by the BA on 13.9.2016. • Approval conditions (a) to (i) have partially been complied with. • The development is under construction. • The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
SK 5 (Plan 53)	The Ex-Shaw Brothers' Studio at lots 214RP, 219, 220sA, 220sB, 220RP, 224 and 226 in DD229, and Adjoining Government Land in Clear Water Bay, Sai Kung, New Territories (Zoned "CDA(2)" on OZP) (7.85 ha) (multiple ownership)	15	<ul style="list-style-type: none"> • A planning application (No. A/DPA/SK-CWBN/3) for the proposed comprehensive commercial/residential development for 44 blocks with a total of 956 units and a total GFA of 126,942m² (99,222m² for residential, 23,720m² for commercial and 4,000m² for residential institution) was approved with conditions by the Committee on 20.10.2006. The permission expired on 20.10.2014. • A fresh MLP (No. A/SK-CWBN/33) for a proposed comprehensive development with residential, commercial and residential institution uses with 45 blocks, 757 units (i.e. 642 flats and 115 hostel), total GFA 126,978m² (i.e. domestic GFA 66,172m², commercial GFA 6,374m² and hostel GFA 6,015m²) was approved with conditions by the Committee on 14.11.2014. • All approval conditions have yet to be complied with. • Land exchange of the CDA site is being processed. • The Antiquities and Monuments Office completed assessments of the heritage value of the site and grading proposal was considered by the Antiquities Advisory Board (AAB) on 17.9.2015 and 3.3.2016. The AAB confirmed that the whole site of the Shaw Studio be accorded with a Grade 1 status, while some of the individual buildings within the Shaw Studio be accorded with Grade 1, 2 or 3 status. • To reflect the latest grading of the site and the buildings therein, and to encourage preservation of the historic buildings in the site through possible preservation-cum-development approach, amendment to the PB is under preparation. The amended PB will be submitted for consideration by the Committee in due course. The applicant has expressed that a fresh planning application would be submitted upon approval of the revised PB. • In view of the above, the "CDA" designation of the site should be retained.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
SK 6 (Plan 54)	Northwest of Mei Fuk Street, Sai Kung, New Territories (Zoned "CDA(2)" on OZP) (1.6 ha) (single ownership)	12	<ul style="list-style-type: none"> The PB for the site was approved by the Committee on 18.4.2008. The site was sold on 9.1.2013. Application No. A/SK-SKT/8 for a proposed comprehensive residential development was approved by the Committee on 7.2.2014. Minor amendments to the approved development scheme (Application No. A/SK-SKT/8-1) were submitted on 9.10.2014. The applicant's representative stated that the proposed amendments are mainly made to provide additional residential units in response to the extant strategic housing policy. Minor revisions to the layout design have also been made to satisfy respective technical requirements. The application for minor amendments was approved with conditions by D of Plan under the delegated authority of the Board on 13.1.2015 and valid until 7.2.2018. Some of the approval conditions have partially been complied with. Building Plans were last approved by the BA on 6.7.2016. The construction works are in progress. In view of the above, the "CDA" designation of the site should be retained to ensure compliance with approval conditions.
TKO-A1 (Plan 55)	Tseung Kwan O Area 86, New Territories (34.80 ha) (multiple ownership)	18	<ul style="list-style-type: none"> The site was first designated "CDA" on 29.5.1998. The northern-eastern boundary of the site was extended on the OZP No. S/TKO/16 exhibited on 13.6.2008. This site is considered suitable for comprehensive development in phases to ensure that appropriate control on urban design and other aspects could be maintained. The first MLP of MTRCL's comprehensive commercial and residential development within the "CDA" zone was approved with conditions by the Committee on 16.4.1999 under Application No. A/TKO/22. The MLP was subsequently amended several times with the latest MLP approved with conditions by the Committee on 6.2.2015 under Application No. A/TKO/98. The private treaty grant for the site was signed in May 2002. Population intake commenced in mid-2009. The whole development would be completed by end of 2023. The "CDA" designation should be retained to ensure implementation of the site in accordance with the approved MLP and compliance with approval conditions.
NTI 1 (Plan 56)	Ma Wan Town, New Territories (9.01 ha) (multiple ownership)	24	<ul style="list-style-type: none"> Ma Wan Park (the Park), proposed at the subject "CDA" site together with the adjoining "OU (Recreation and Tourism Related Uses)", "GB" and "G/IC" zones, has been approved by the Committee with conditions since 1994. A total of 11 applications are involved. The latest revised scheme (A/I-MWI/45) to exclude the unacquired lots from the MLP boundary, revise the design and location of the proposed Event Centre and Fire Services Education Centre and Museum and update the MLP to reflect existing

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>situation was approved by the Committee on 17.1.2014.</p> <ul style="list-style-type: none"> • Land grant for part of Phase 1 of the Park (to be known as Lot 684) has been approved but yet to be executed. • Some facilities within Phase 1 of the Park (including Hilltop Garden and Ma Wan Nature Garden) have been opened to the public since May 2007, Noah's Ark in July 2009 and Solar Tower in July 2012. The Event Centre in Phase 1 is under construction and building plans for a new restaurant building in Phase 2 are being considered by the Government departments. There are still some proposed facilities yet to be implemented which include the proposed fire safety education centre & museum, butterfly sanctuary, pottery house in Phase 1 and the proposed restyled Ma Wan village, board walk, coastal walk, sunset point and sewage pumping station /M&E facilities in Phase 2. • A resort hotel, proposed at the southeastern corner of the site together with the adjoining "OU (Recreation and Tourism Related Uses)" site, was approved with conditions by the Committee on 5.10.2001 (No. A/I-MWI/20). The approval was extended twice to 5.10.2010. On 3.5.2010, the applicant submitted an application (No. A/I-MWI/20-2) for minor amendment to the approved scheme. The application was approved with conditions by the Committee on 13.8.2010. However, not all the approval conditions have been complied with. The development is deemed to have commenced as the building plans were approved on 29.9.2010. • There are a total of 15 approval conditions. Only condition (a) in relation to the deposition of approved MLP in the Land Registry has been discharged. For the rest of the 14 approval conditions, some of them have been partially complied with. They include design of façade treatment of existing village structures, submission of EVA, footpaths, L/UL and drop-off areas, submission of EcoIA, submission of conservation report for the stone tablet of the Old Kowloon Custom Station and the rock inscription 'Mui Wai', etc. As such, "CDA" designation should be retained to ensure implementation of approved MLPs and compliance with approval conditions of these two developments.

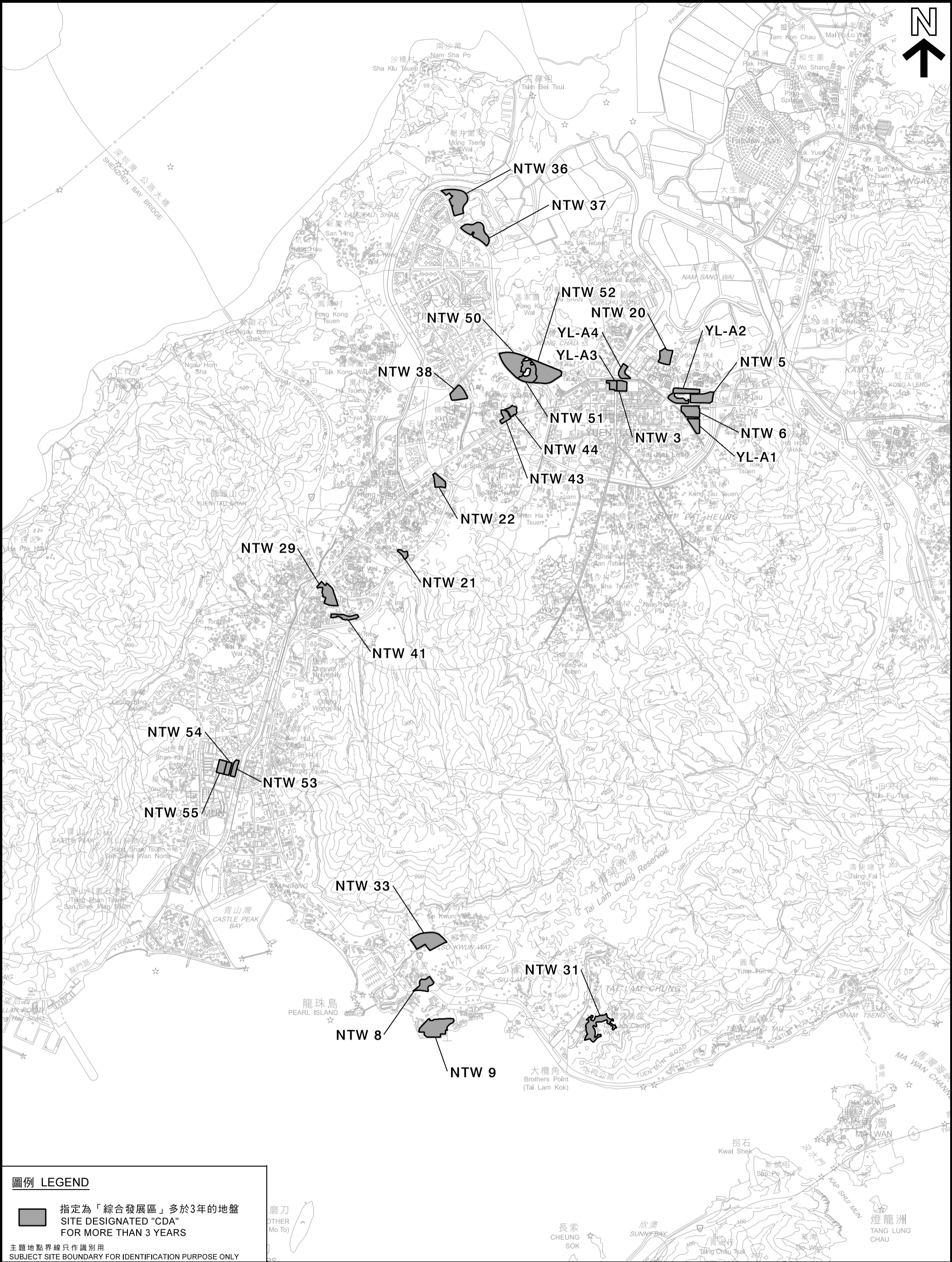
List of “CDA” Sites with Approved MLP and Already Agreed for Rezoning
(Total: 6 – NTE 22, NTW 20, YL-A1, NTW 22, NTW 29 & NTW 44) (Plans 57 to 62)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
NTW 20 (Plan 57)	Tak Yip Street, Yuen Long, New Territories (The Parcville) (3.38 ha) (multiple ownership)	21	<ul style="list-style-type: none"> The residential development at the site was completed. Occupation Permit and Certificate of Compliance were issued on 30.4.2002 and 29.8.2002 respectively. On 14.10.2005, the Committee agreed to rezone the “CDA” site, known as “The Parcville”, to a sub-area of “R(B)”. The site will be rezoned when opportunity arises.
NTW 22 (Plan 58)	Various lots in DD 121 & 127, Castle Peak Road, Hung Shui Kiu, Yuen Long, New Territories (0.64 ha) (multiple ownership)	20	<ul style="list-style-type: none"> The residential development at the majority of the “CDA” site (known as “Uptown”) has been completed and all the planning conditions have been discharged. The Occupation Permit and the Certificate of Compliance were issued on 31.5.2011 and 28.9.2011 respectively. The abovementioned planning permission covers the majority of the “CDA” site. There are, however, some residual private lots on the western, southern and eastern edges of the “CDA” site that are not covered by the planning permission. These lots are currently being occupied by various temporary uses. The land use zonings for the residual portion of the “CDA” site would be reviewed and proposed amendments to the OZP for the entire “CDA” zone will be submitted to the Committee for consideration in due course.
NTW 29 (Plan 59)	Junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Lam Tei, Tuen Mun, New Territories (5.08 ha) (multiple ownership)	20	<ul style="list-style-type: none"> The development (known as “The Sherwood”) at the majority of the “CDA” site has been completed. The lease was executed on 18.2.2002. There are some residual private lots on the southern, eastern and northern edge of the “CDA” zone not covered by the planning permission. These lots are currently occupied by residential dwellings, godown, rural workshops and real estate agency. On 18.3.2011, the Committee agreed to rezone the site to reflect its existing use. On 28.11.2014, the proposed rezoning of the “CDA” site (among others) was submitted to the Committee for consideration. The Committee decided that further study should be conducted by relevant Government departments to ascertain the most suitable use of the residual area along Lam Tei Main Street. The land use zonings for the residual portion of the “CDA” site would be reviewed and proposed amendments to the OZP for the entire “CDA” zone will be submitted to the Committee for consideration in due course.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
NTW 44 (Plan 60)	East of Ping Ha Road and North of Castle Peak Road, Ping Shan, Yuen Long, New Territories (1.52 ha) (multiple ownership)	15	<ul style="list-style-type: none"> The site comprises southern and northern portions. Development on the southern part of the "CDA" site (known as Green Orchid) has been completed and all the approval conditions were complied with. On the other hand, no development proposals for the northern part of the "CDA" site which is located to the east of Ping Ha Road that is subject to severe traffic congestion, had been received. The land use zonings for the residual portion of the "CDA" site would be reviewed and proposed amendments to the OZP for the entire "CDA" zone will be submitted to the Committee for consideration in due course.
YL-A1 (Plan 61)	J/O Yuen Lung Street and Yuen Ching Road, Yuen Long, New Territories (2.37 ha) (multiple ownership)	19	<ul style="list-style-type: none"> As the residential development at the site (known as Yoho Town) was completed, the Committee agreed to rezone the site to "R(A)" on 21.3.2003. Occupation Permit was issued on 4.8.2004. The site will be rezoned upon completion of 2 other "CDA" sites to the north, i.e. YOHO Town Phase 2 ((NTW 6) (Plan 25) and YOHO Town Phase 3 (NTW 5) (Plan 24) in a comprehensive manner.
NTE 22 (Plan 62)	Che Kung Temple Station, Ma On Shan Rail, Sha Tin, New Territories (Zoned "CDA(1)" on OZP) (1.81 ha) (multiple ownership)	16	<ul style="list-style-type: none"> A planning application for comprehensive residential development with retail shops and kindergarten (No. A/ST/554) was approved with conditions by the Committee on 31.5.2002. The validity of the planning permission was extended to 31.5.2010 (No. A/ST/544-1). On 21.1.2007, D of Plan under the delegated authority of the Board approved an application for a Class B amendment to approved scheme (No. A/ST/554-2). On 31.10.2008, the applicant submitted an application (No. A/ST/554-3) for minor amendments to the previously approved scheme (No. A/ST/554). On 23.1.2009, the application for minor amendments was approved with conditions by the Committee. On 27.5.2010, the applicant submitted an application (No. A/ST/707) for proposed amendments (with minor relaxation of maximum GFA) to the previously approved scheme (No. A/ST/554-3) to include the covered landscaped area on G/F. The application was approved with conditions by the Committee on 16.7.2010. All approval conditions were fulfilled. Occupation Permit was issued by BA on 28.9.2012 and Certificate of Compliance was issued on 19.4.2013. Adequate flexibility has already been allowed for the subsequent modification of uses within the development under the approved MLP. The retention of the "CDA(1)" zoning at this stage would not be over-restrictive or invite unnecessary applications. The "CDA" site will be rezoned to reflect the existing development when opportunity arises.

“CDA” Site with Approved MLP and with Potential for Rezoning
(Total: 1 – NTI 2) (Plan 63)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
NTI 2 (Plan 63)	Park Island, Tung Wan & Tung Wan Tsai, Ma Wan, New Territories (21.19 ha) (multiple ownership)	23	<ul style="list-style-type: none"> • The development of the Park Island has been approved since 1994. A total of 12 applications are involved. The latest approved application No. A/I-MWI/38 was approved with conditions by D of Plan under delegated authority of the Board on 21.7.2006 and the MLP was deposited in the Land Registry in July 2007. • Occupation Permit for the last phase (Phase 6) of Park Island was issued on 30.6.2009. • Most of the approval conditions have been discharged with only one approval condition (b) regarding the submission and implementation of a revised landscape master plan is still outstanding. The implementation of the landscape proposal for the Park Island development has been considered acceptable by phases between 2000 and 2014. Since the subject “CDA” zone comprises both the Park Island development and some other facilities including the sewage treatment plant and the refuse transfer station, to fully comply with the approval condition (b), the applicant has been requested on 28.11.2016 to submit information to confirm the implementation of the revised landscape master plan at the remaining part of the “CDA” zone which includes the sewage treatment plant and the refuse transfer station area. • Upon discharge of all approval conditions, the site has the potential for rezoning to reflect the as-built residential, GIC and commercial uses when opportunity arises.



圖例 LEGEND

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

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

位置圖 LOCATION PLAN

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

SCALE 1: 50 000 比例尺

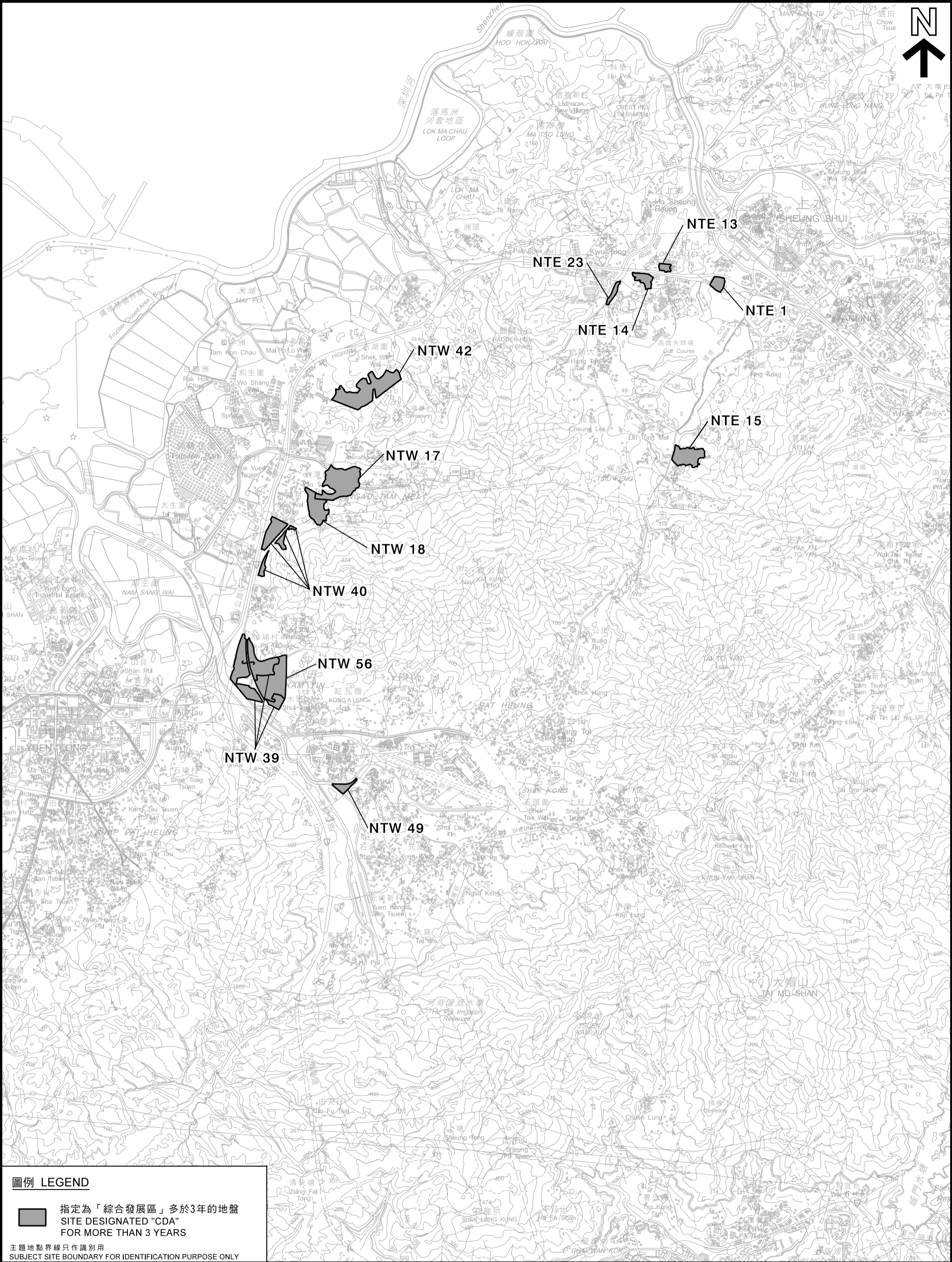


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/79

圖 PLAN
1



圖例 LEGEND

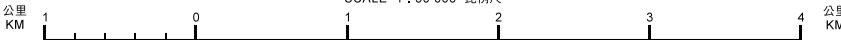
指定為「綜合發展區」多於3年的地盤
SITE DESIGNATED "CDA"
FOR MORE THAN 3 YEARS

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

位置圖 LOCATION PLAN

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

SCALE 1 : 50 000 比例尺

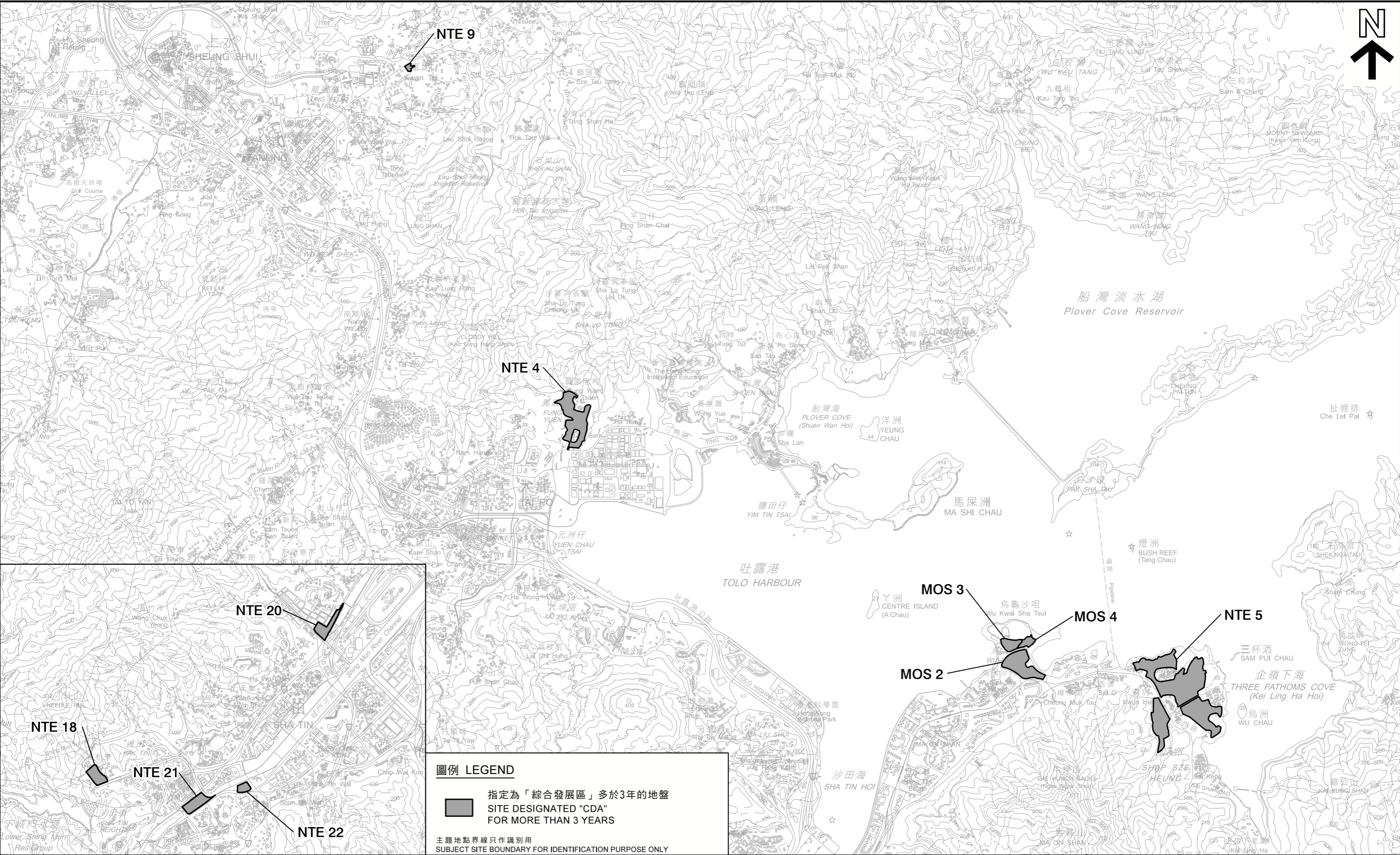


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/80

圖 PLAN
2



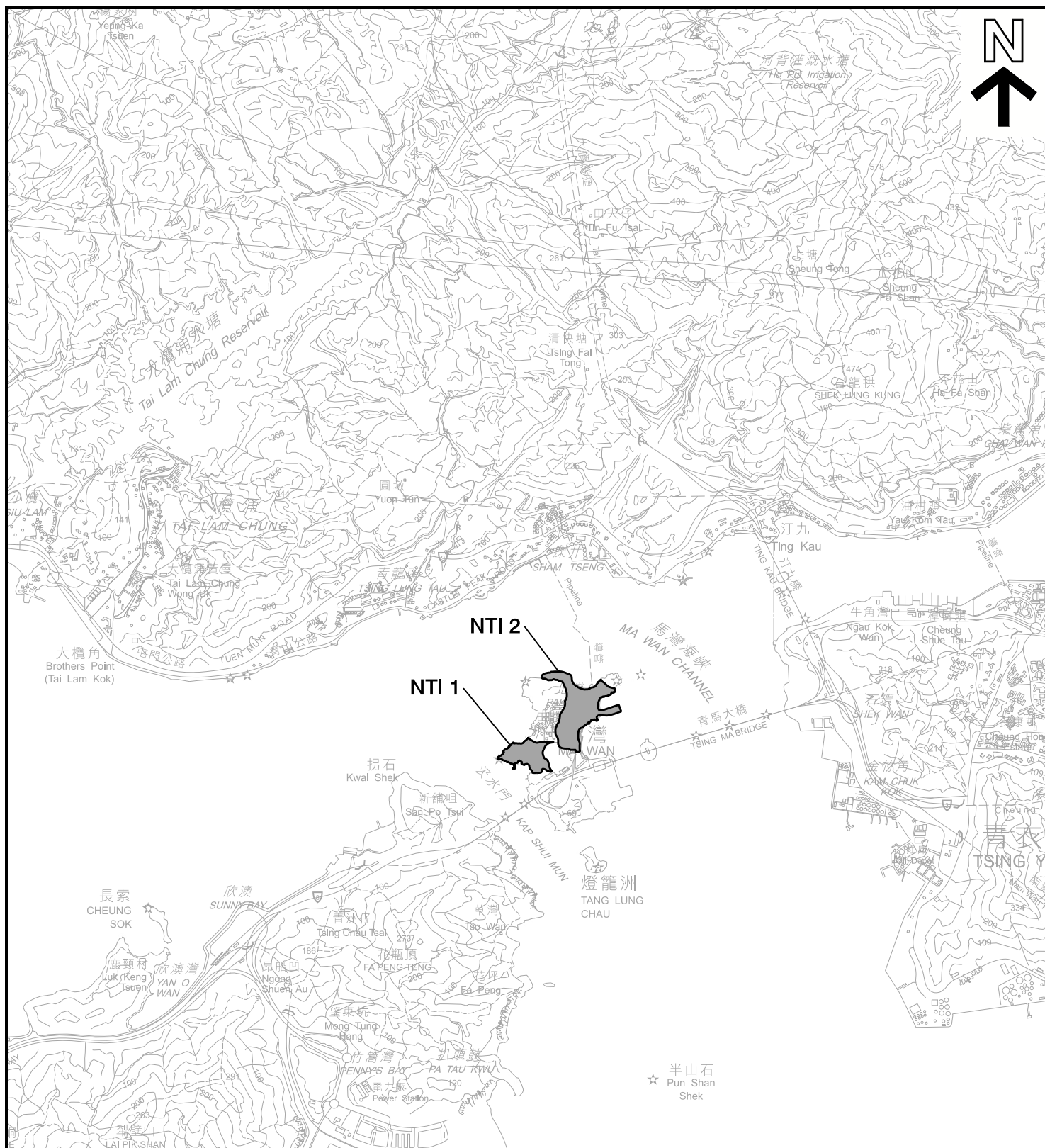


圖例 LEGEND

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

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

<div>本摘要圖於2017年5月19日擬備， 所根據的資料為地圖組別HM50C</div> <div>EXTRACT PLAN PREPARED ON 19.5.2017 BASED ON MAP SERIES HM50C</div>		<div>位置圖 LOCATION PLAN</div> <div>西貢及離島區綜合發展區地盤</div> <div>COMPREHENSIVE DEVELOPMENT AREA SITES IN SAI KUNG & ISLANDS DISTRICT</div> <div><div>公里 1 0 1 2 3 4 公里</div><div>KM</div><div>SCALE 1 : 50 000 比例尺</div></div>		<div>規劃署 PLANNING DEPARTMENT</div> <div><div>參考編號 REFERENCE No.</div><div>M/NT/16/82</div></div>	<div>圖 PLAN</div> <div>4</div>
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圖例 LEGEND

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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為地圖組別HM50C

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON MAP SERIES HM50C

位置圖 LOCATION PLAN

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

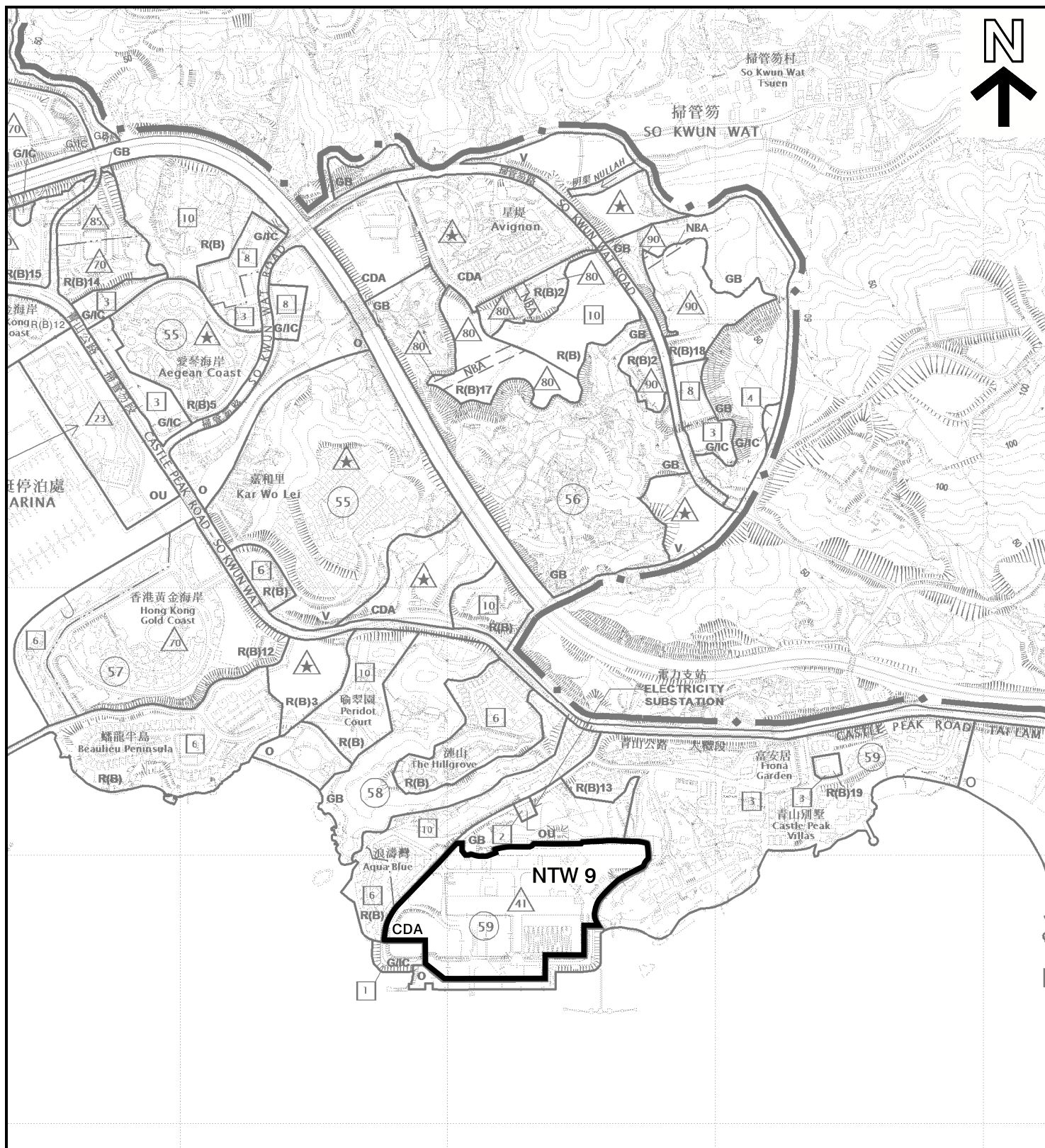
公里 1 0 1 2 公里
KM SCALE 1:50 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/83

圖 PLAN
5



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年2月10日
核准的分區計劃大綱圖編號S/TM/33

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TM/33 APPROVED ON 10.2.2015

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
LOK ON PAI EX-DESALTING PLANT, TMTL 426
TSING FAT STREET, TUEN MUN
NEW TERRITORIES

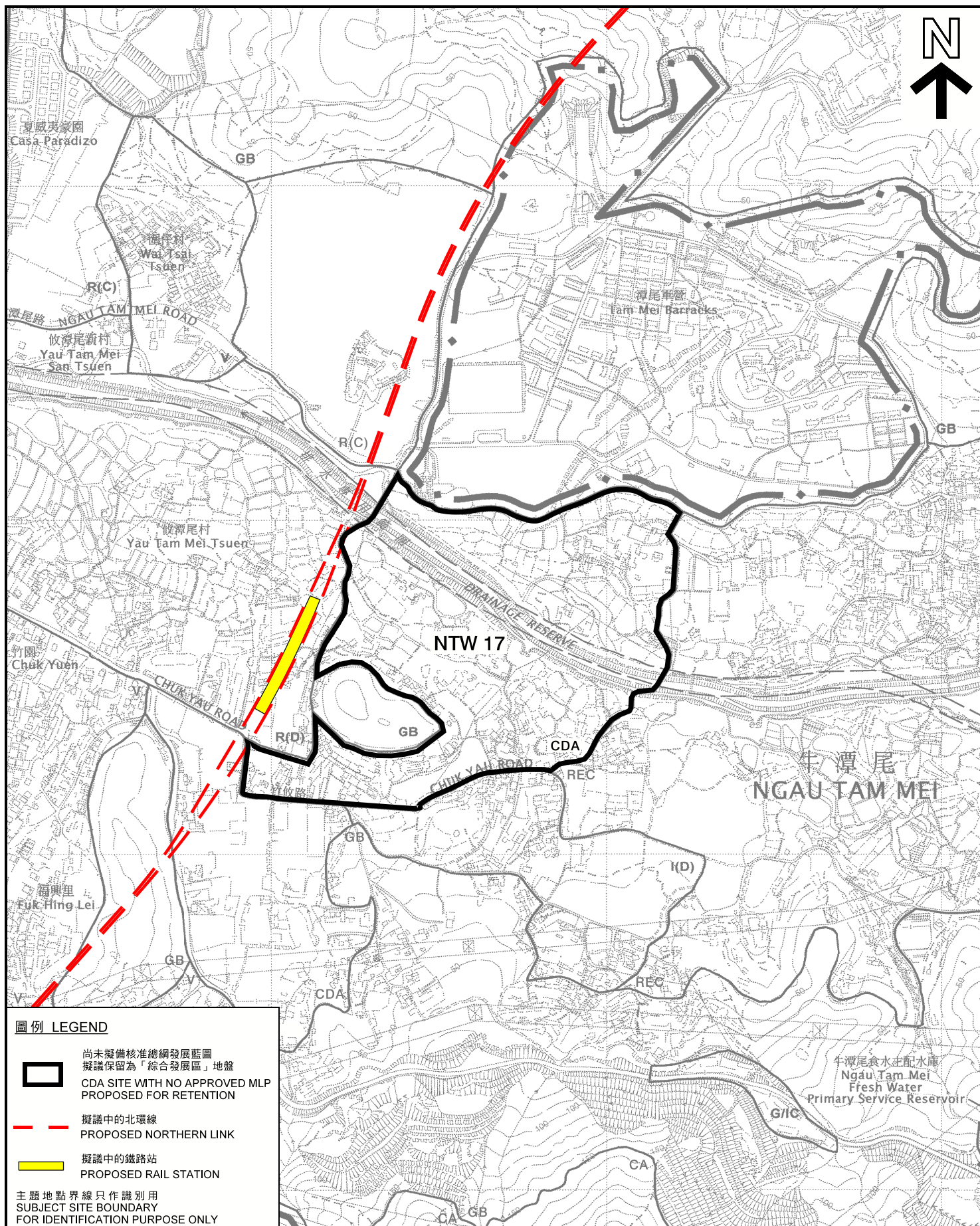
SCALE 1 : 10 000 比例尺
100 0 100 200 300 400 500 米 METRES

規劃署
PLANNING
DEPARTMENT





參考編號
REFERENCE No.
M/NT/16/84

圖 PLAN
6



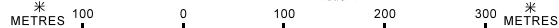
圖例 LEGEND

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 17
新界元朗牛潭尾潭尾軍營以南

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

SCALE 1:7 500 比例尺


規劃署
PLANNING
DEPARTMENT

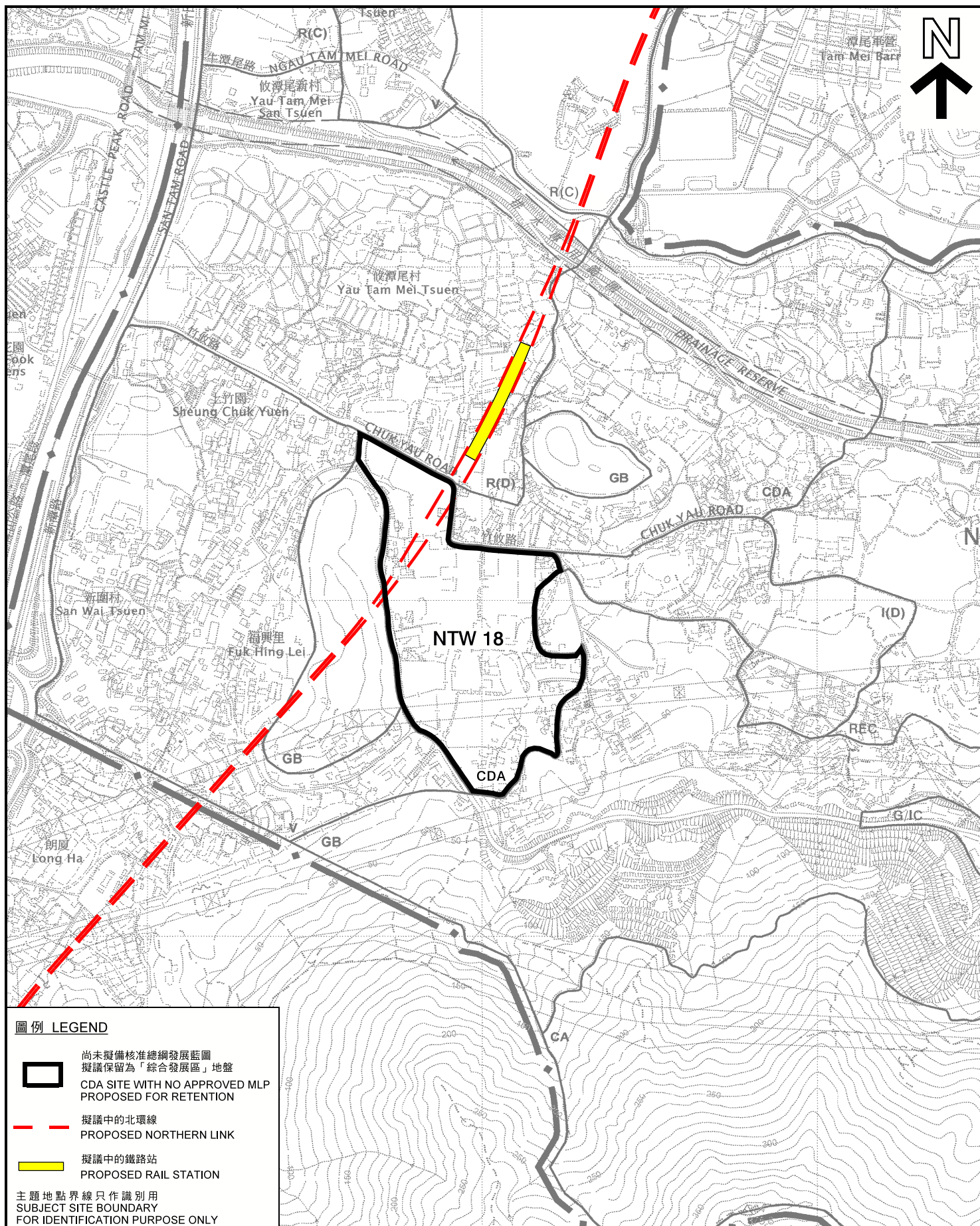


參考編號
REFERENCE No.
M/NT/16/87

圖 PLAN
7

本摘要圖於2017年5月19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 19.5.2017
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
- 擬議中的北環線
PROPOSED NORTHERN LINK
- 擬議中的鐵路站
PROPOSED RAIL STATION

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

本摘要圖於2017年5月19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 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/12 APPROVED ON 5.12.2006

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 18
新界元朗牛潭尾上竹園以東

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

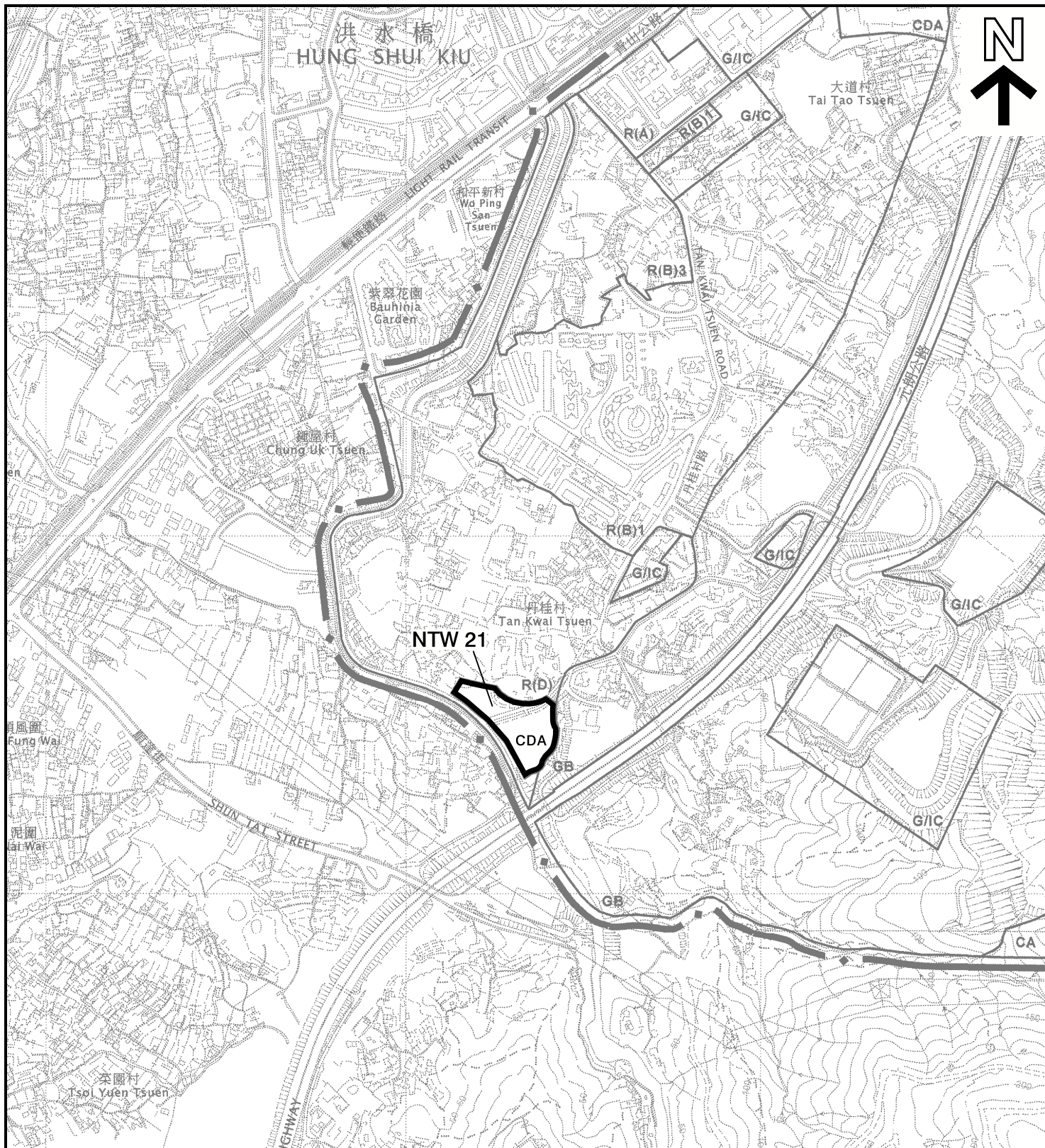
SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/88

圖 PLAN
8



圖例 LEGEND



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

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

本摘要圖於2017年5月19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 19.5.2017
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

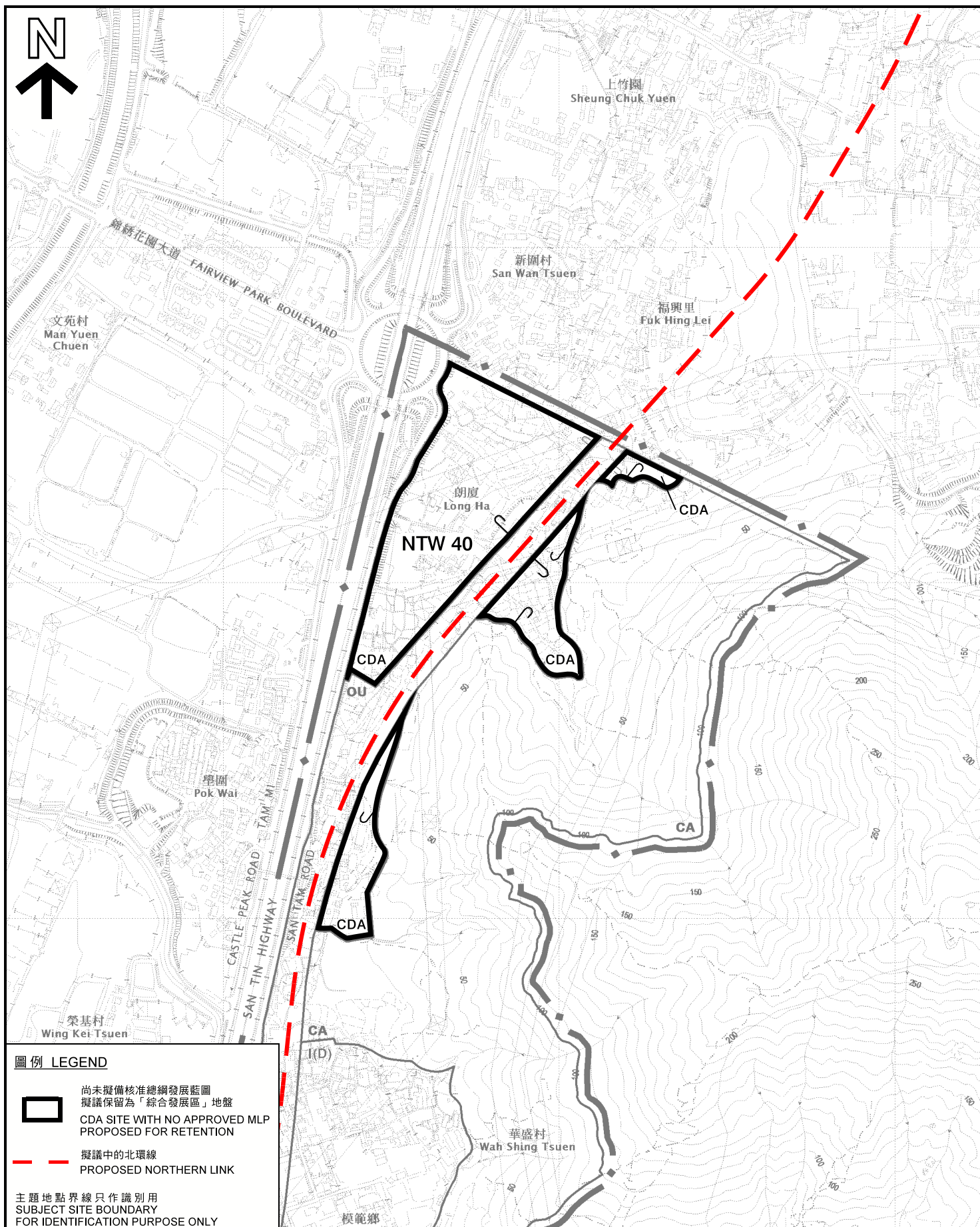
SCALE 1:7 500 比例尺
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/89

圖 PLAN
9



圖例 LEGEND



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

擬議中的北環線
PROPOSED NORTHERN LINK

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 40
新界元朗錦田朗廈

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

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

規劃署
PLANNING
DEPARTMENT

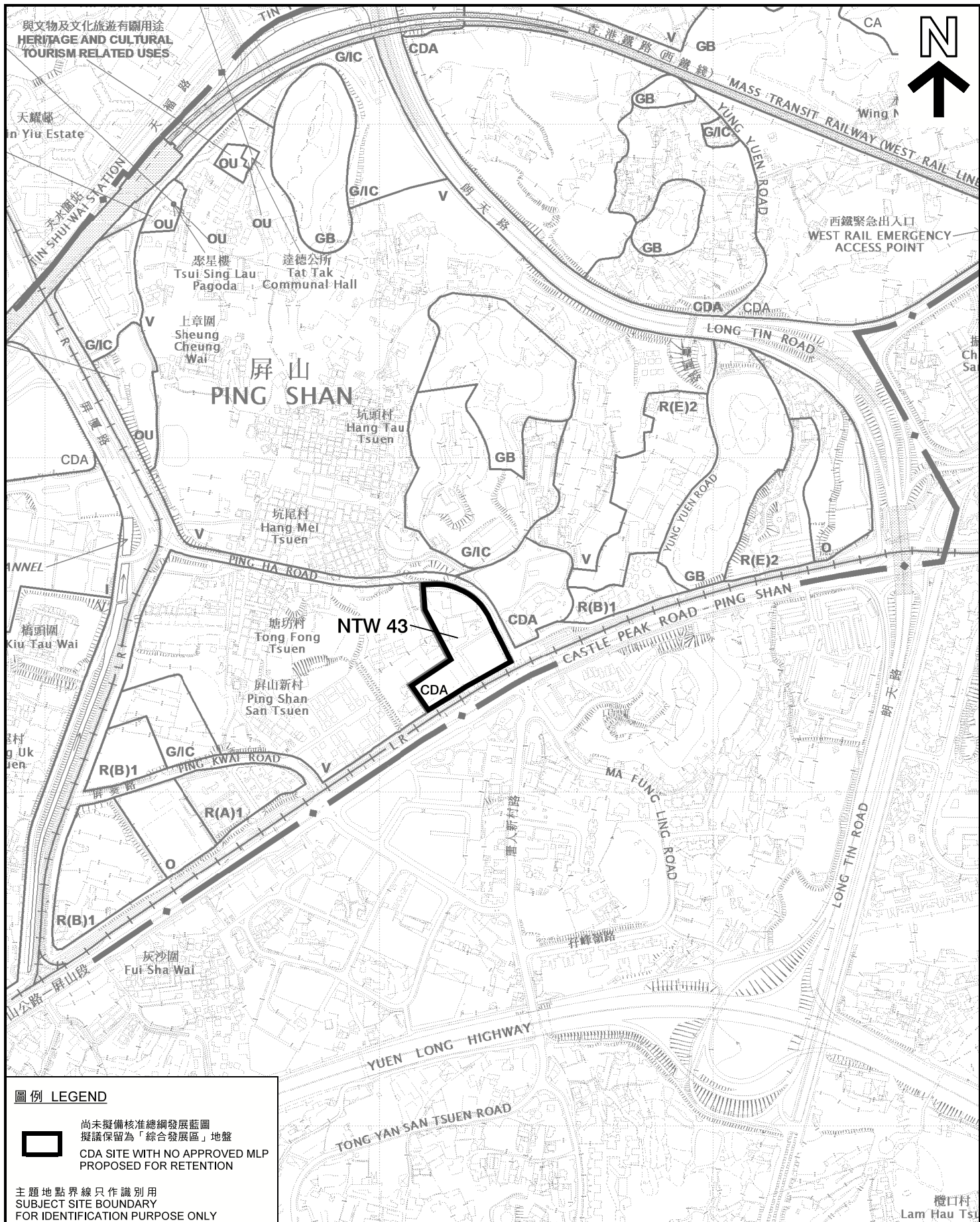


參考編號
REFERENCE No.
M/NT/16/92

圖 PLAN
10

本摘要圖於2017年5月19日擬備，
所根據的資料為於2014年12月2日
核准的分區計劃大綱圖編號S/YL-KTN/9

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/9 APPROVED ON 2.12.2014



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年6月2日
核准的分區計劃大綱圖編號S/YL-PS/16
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/16 APPROVED ON 2.6.2015

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

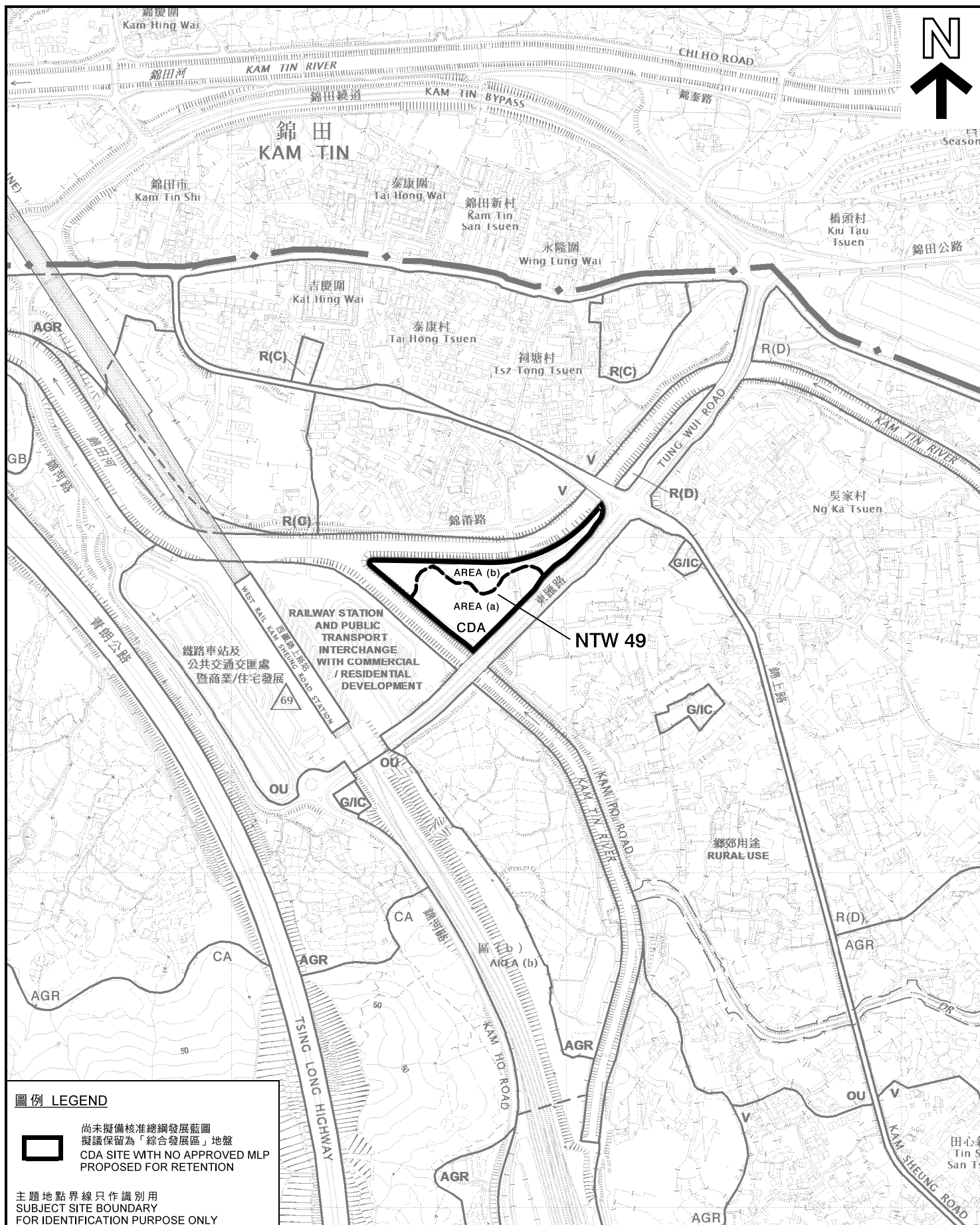
米 METRES 100 0 100 200 300 米 METRES

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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/93

圖 PLAN
11



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年8月30日
核准的分區計劃大綱圖編號S/YL-KTS/13
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTS/13 APPROVED ON 30.8.2016

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

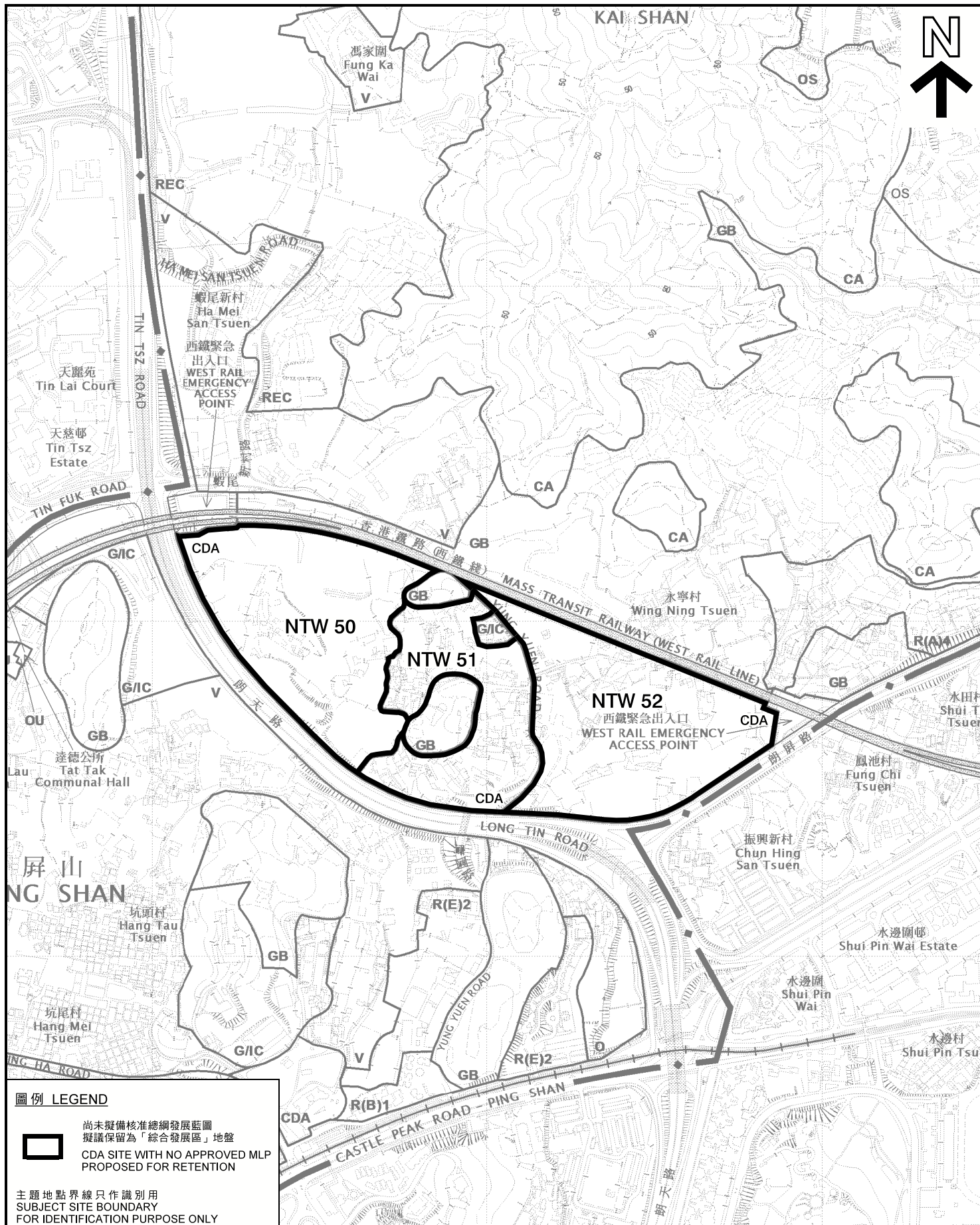
米 100 0 100 200 300 米
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/94

圖 PLAN
12



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

米 METRES 100 0 100 200 300 米 METRES

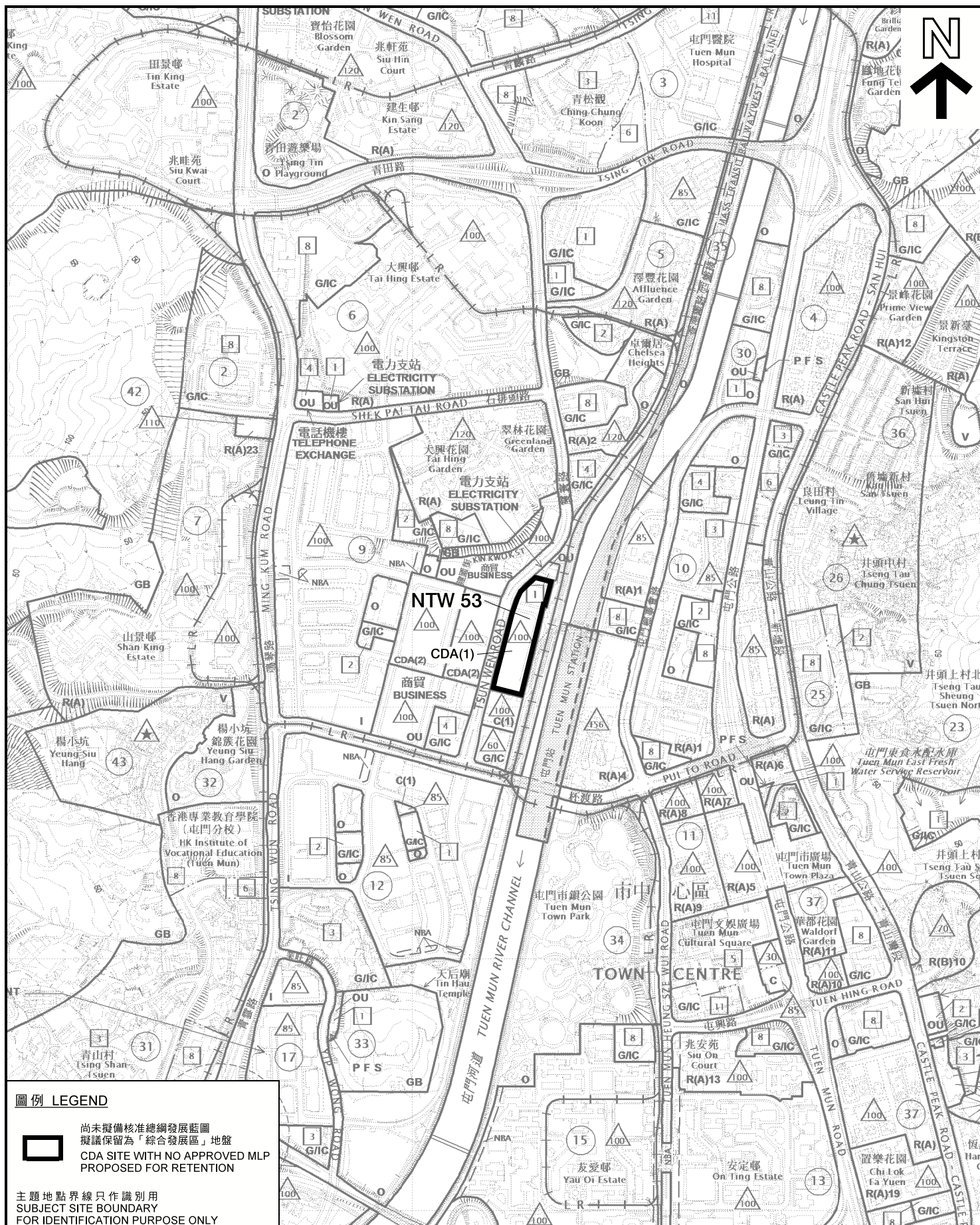
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/95

圖 PLAN
13

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年6月2日
核准的分區計劃大綱圖編號S/YL-PS/16
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/16 APPROVED ON 2.6.2015



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年2月10日
核准的分區計劃大綱圖編號S/TM/33
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TM/33 APPROVED ON 10.2.2015

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 53
新界屯門震寰路東面
CDA SITE REF. No. NTW 53
EAST OF TSUN WEN ROAD
TUEN MUN, NEW TERRITORIES

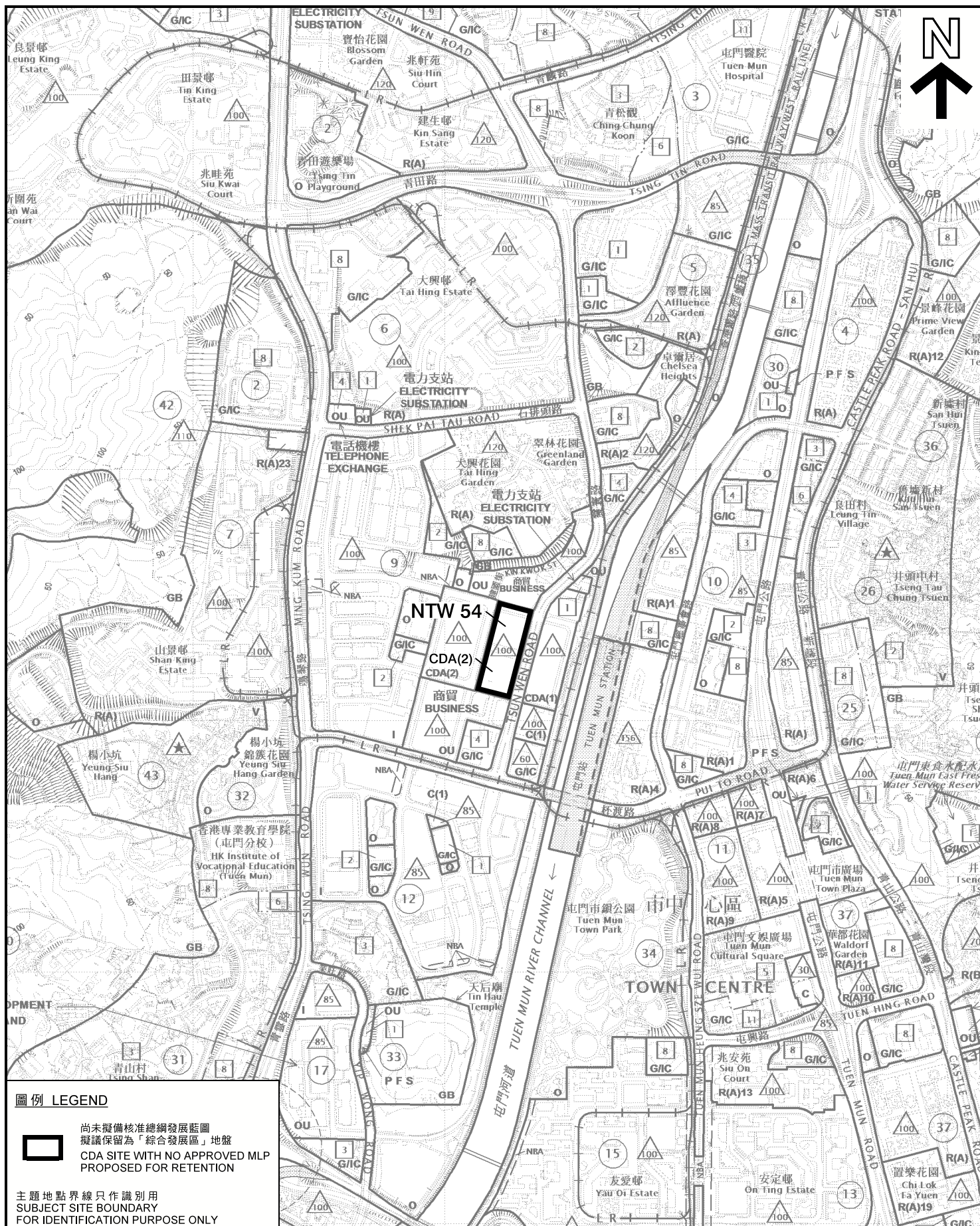
SCALE 1:10 000 比例尺
100 0 100 200 300 400 500 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/96

圖 PLAN
14



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 54
新界屯門震寰路西面
CDA SITE REF. No. NTW 54
WEST OF TSUN WEN ROAD
TUEN MUN, NEW TERRITORIES

SCALE 1:10 000 比例尺
米 METRES 100 0 100 200 300 400 500 米 METRES

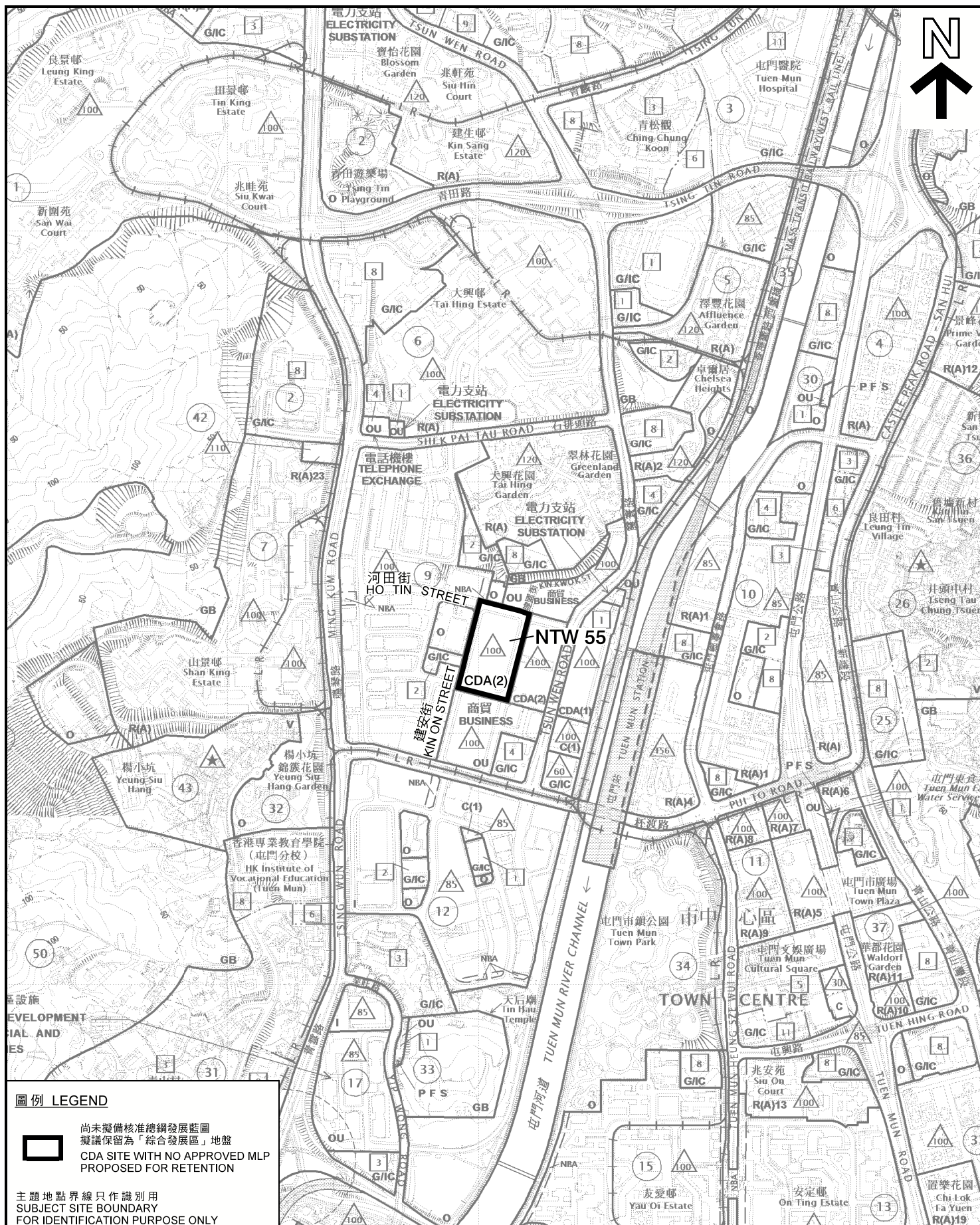
本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年2月10日
核准的分區計劃大綱圖編號S/TM/33
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TM/33 APPROVED ON 10.2.2015

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/97

圖 PLAN
15



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 55
新界屯門
河田街及建安街交界處
CDA SITE REF. No. NTW 55
J/O HO TIN STREET AND KIN ON STREET
TUEN MUN, NEW TERRITORIES

SCALE 1:10 000 比例尺

100 0 100 200 300 400 500 METRES

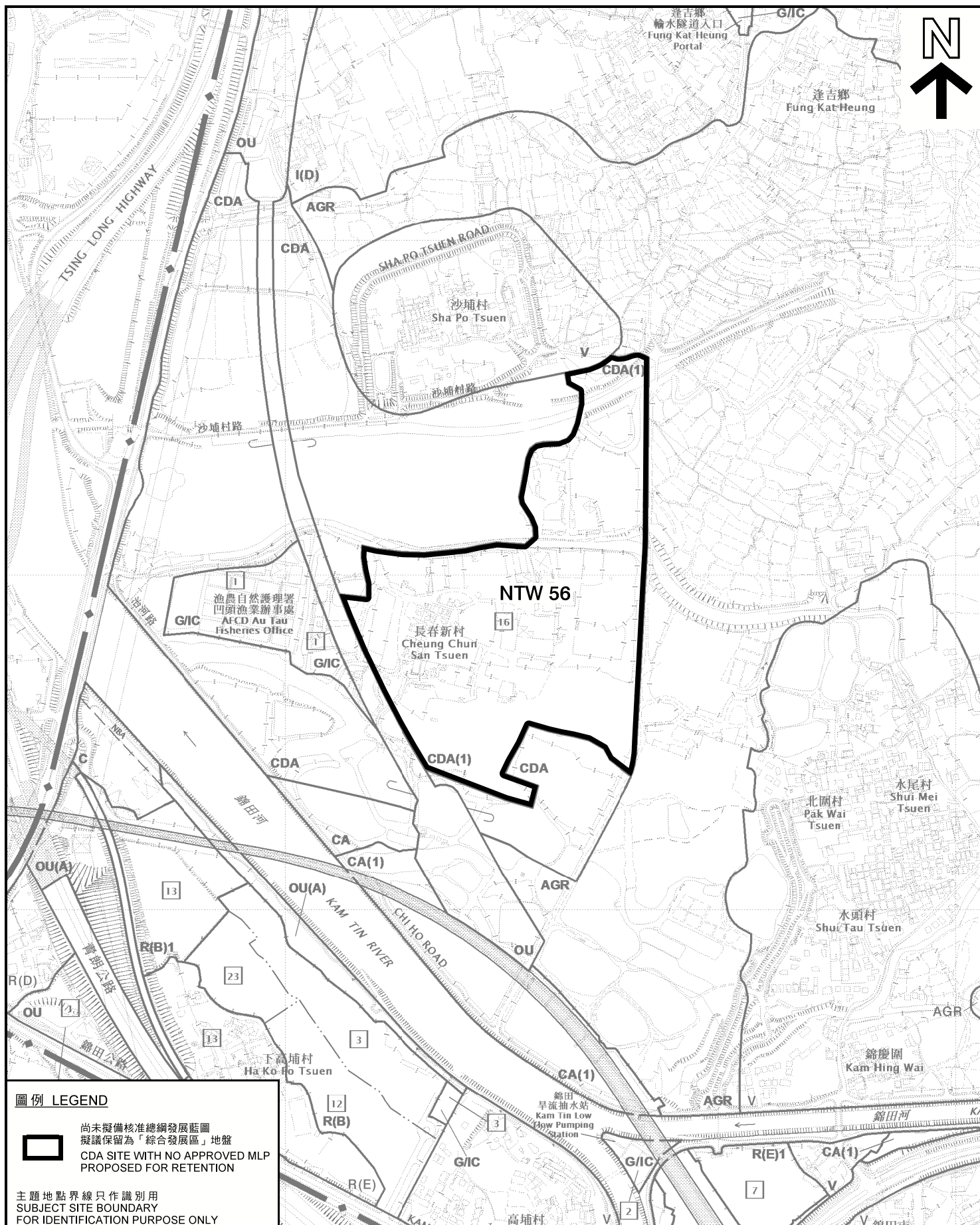
規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/NT/16/98

圖 **PLAN**
16

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年2月10日
核准的分區計劃大綱圖編號S/TM/33
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TM/33 APPROVED ON 10.2.2015



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 56
新界元朗錦田北長春新村

CDA SITE REF. No. NTW 56
CHEUNG CHUN SAN TSUEN
KAM TIN NORTH
YUEN LONG, NEW TERRITORIES

本摘要圖於2017年5月19日擬備，
所根據的資料為於2014年12月2日
核准的分區計劃大綱圖編號S/YL-KTN/9
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/9 APPROVED ON 2.12.2014

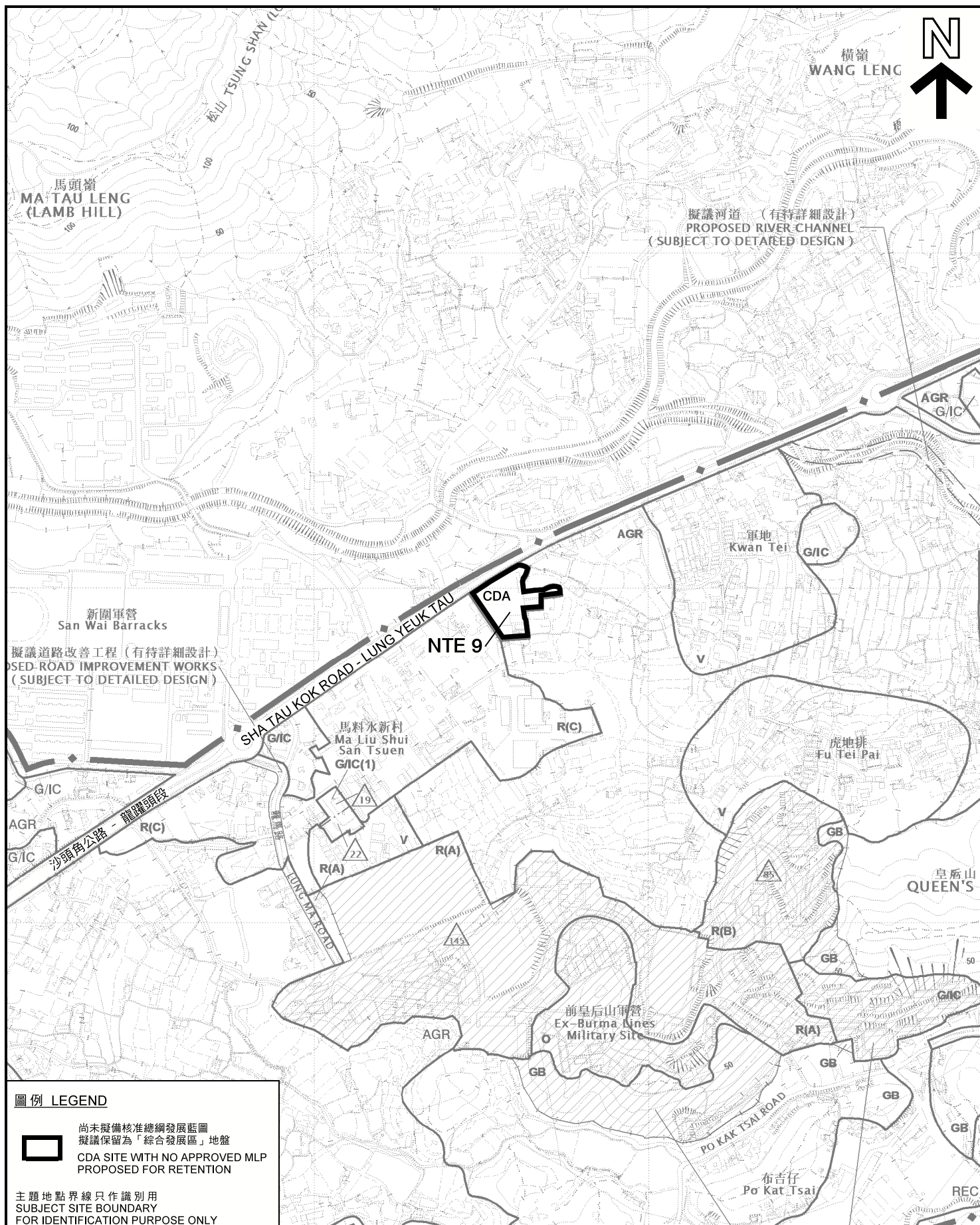
SCALE 1 : 7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/145

圖 PLAN
17



圖例 LEGEND

-  尚未擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH NO APPROVED MLP
PROPOSED FOR RETENTION
-  主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年2月2日
核准的分區計劃大綱圖編號S/NE-LYT/17

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/NE-LYT/17 APPROVED ON 2.2.2016

平面圖 SITE PLAN
綜合發展區地盤參考編號 NTE 9
新界粉嶺龍躍頭
馬料水新村的東北面

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

SCALE 1 : 7 500 比例尺

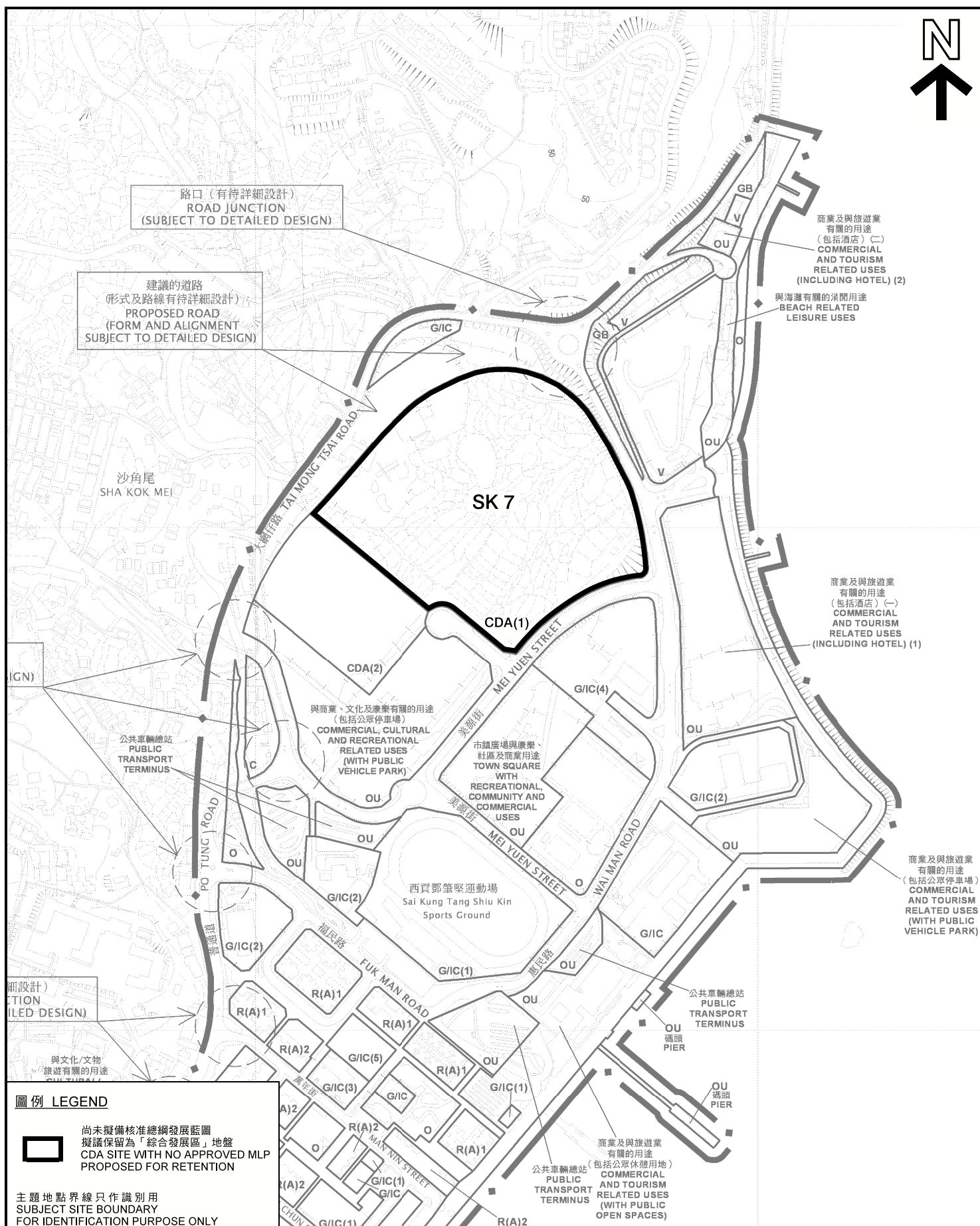
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/99

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 SK 7
新界西貢
西貢市北面綜合發展區地盤第(1)號

CDA SITE REF. No. SK 7
SAI KUNG TOWN NORTH CDA(1)
SAI KUNG, NEW TERRITORIES

SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES

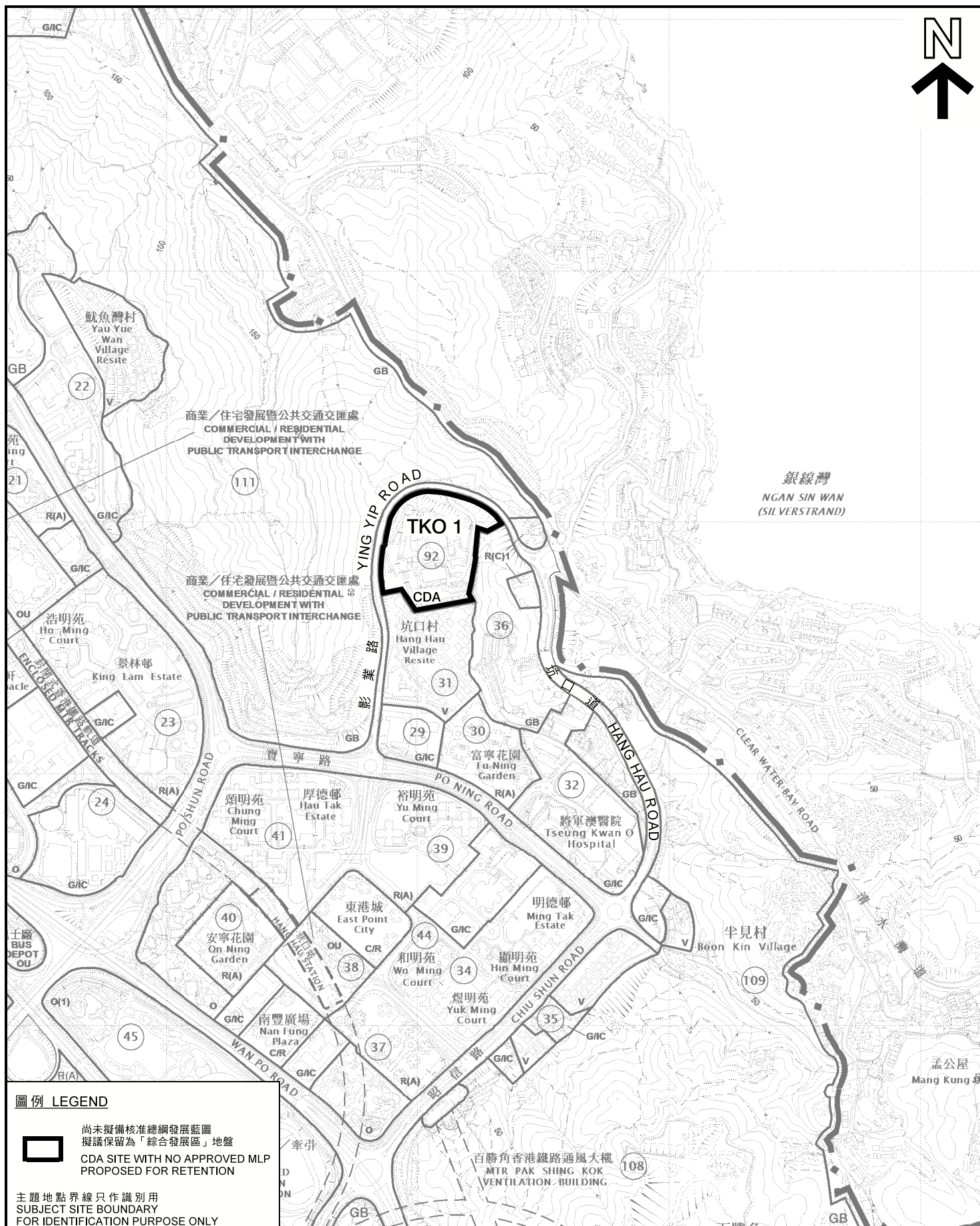
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/101

圖 PLAN
19

本摘要圖於2017年5月19日擬備，
所根據的資料為於2013年6月4日
核准的分區計劃大綱圖編號S/SK-SKT/6
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/SK-SKT/6 APPROVED ON 4.6.2013



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 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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年3月14日
核准的分區計劃大綱圖編號S/TKO/24
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TKO/24 APPROVED ON 14.3.2017

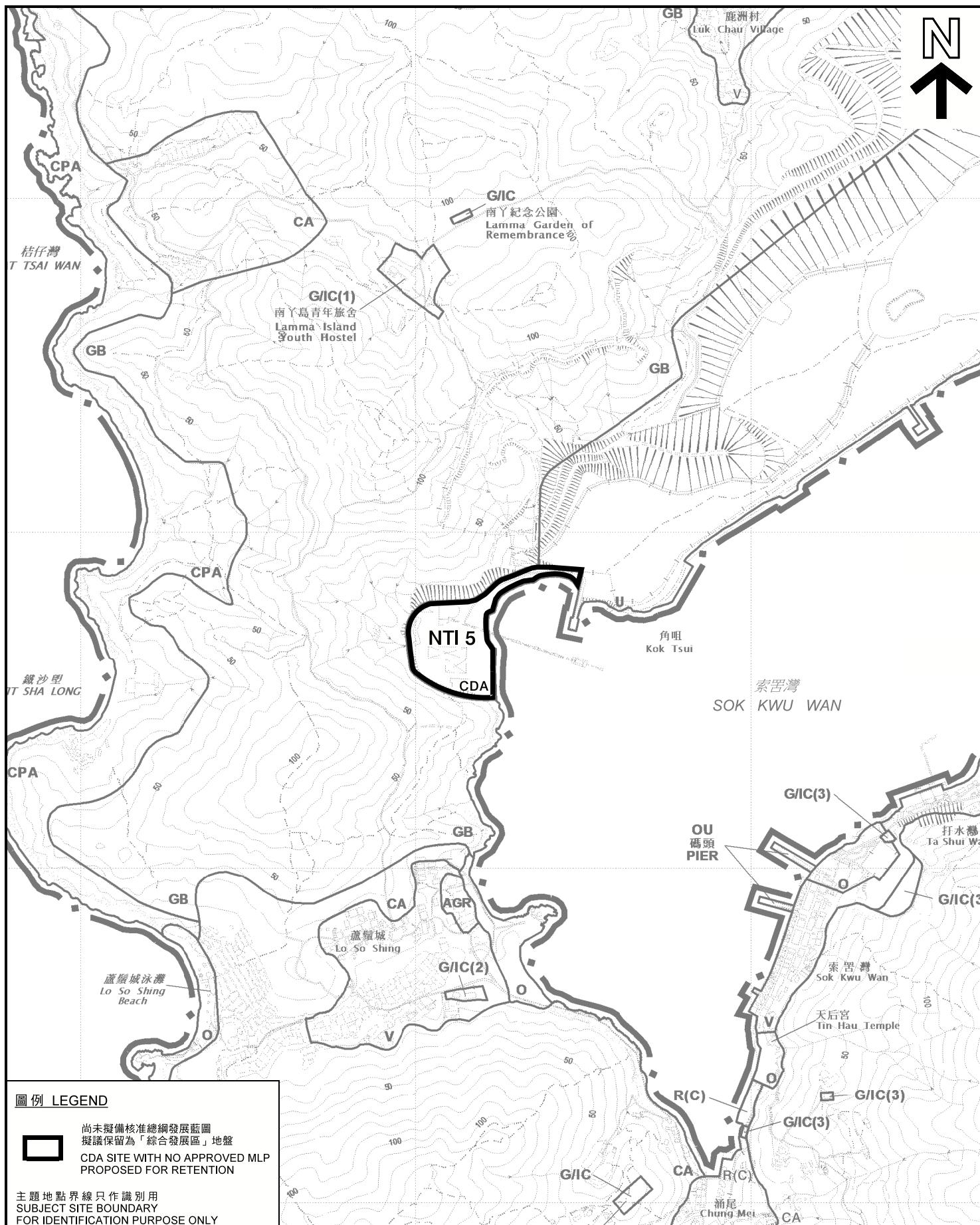
SCALE 1:10 000 比例尺
100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/102

圖 PLAN
20



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 NTI 5
新界南丫島索罟灣

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年1月6日
核准的分區計劃大綱圖編號S/I-LI/11

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/I-LI/11 APPROVED ON 6.1.2015

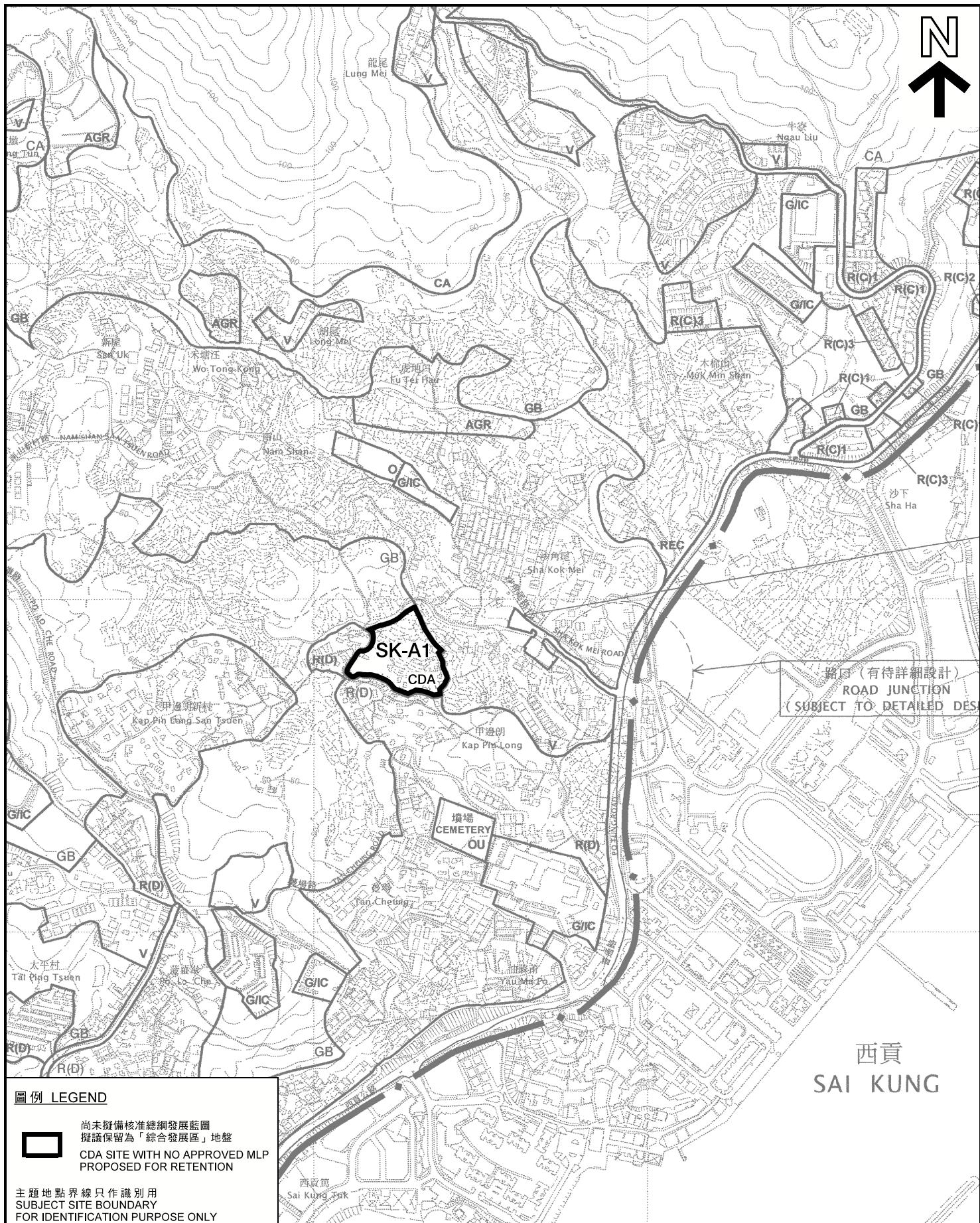
SCALE 1 : 7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/103

圖 PLAN
21



圖例 LEGEND

-  尚未擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH NO APPROVED MLP
PROPOSED FOR RETENTION
- 主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年5月19日擬備，
所根據的資料為於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 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/SK-PK/11 APPROVED ON 17.10.2006

平面圖 SITE PLAN

綜合發展區地盤參考編號 SK-A1
新界西貢甲邊朗

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

SCALE 1 : 7 500 比例尺

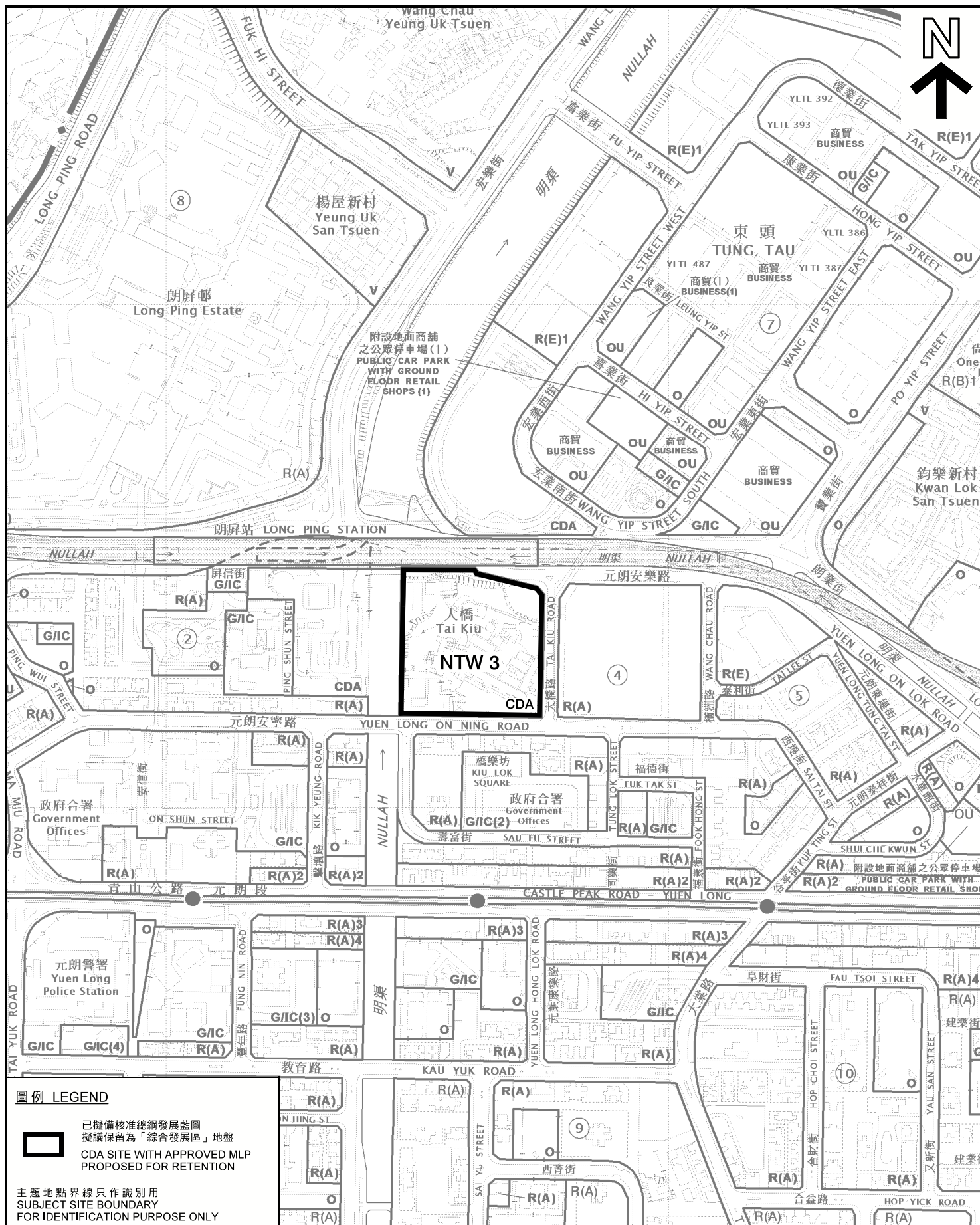
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/104

圖 PLAN
22



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 3
新界元朗大橋村

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號S/YL/23
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016

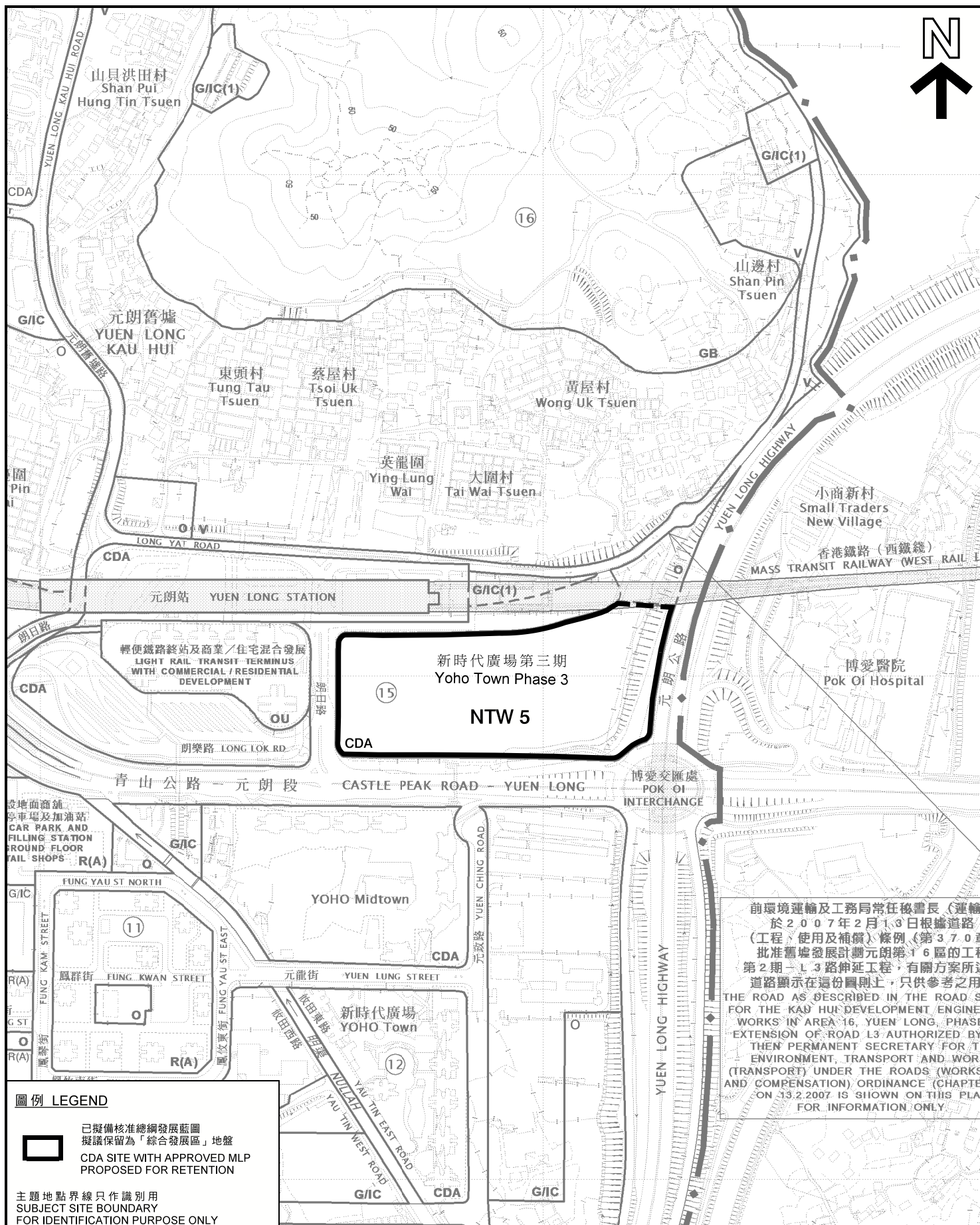
SCALE 1:5 000 比例尺
100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/106

圖 PLAN
23



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 5
新界元朗博愛交匯處的西北面

CDA SITE REF. No. NTW 5
NORTH-WEST OF POK OI INTERCHANGE
YUEN LONG, NEW TERRITORIES

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

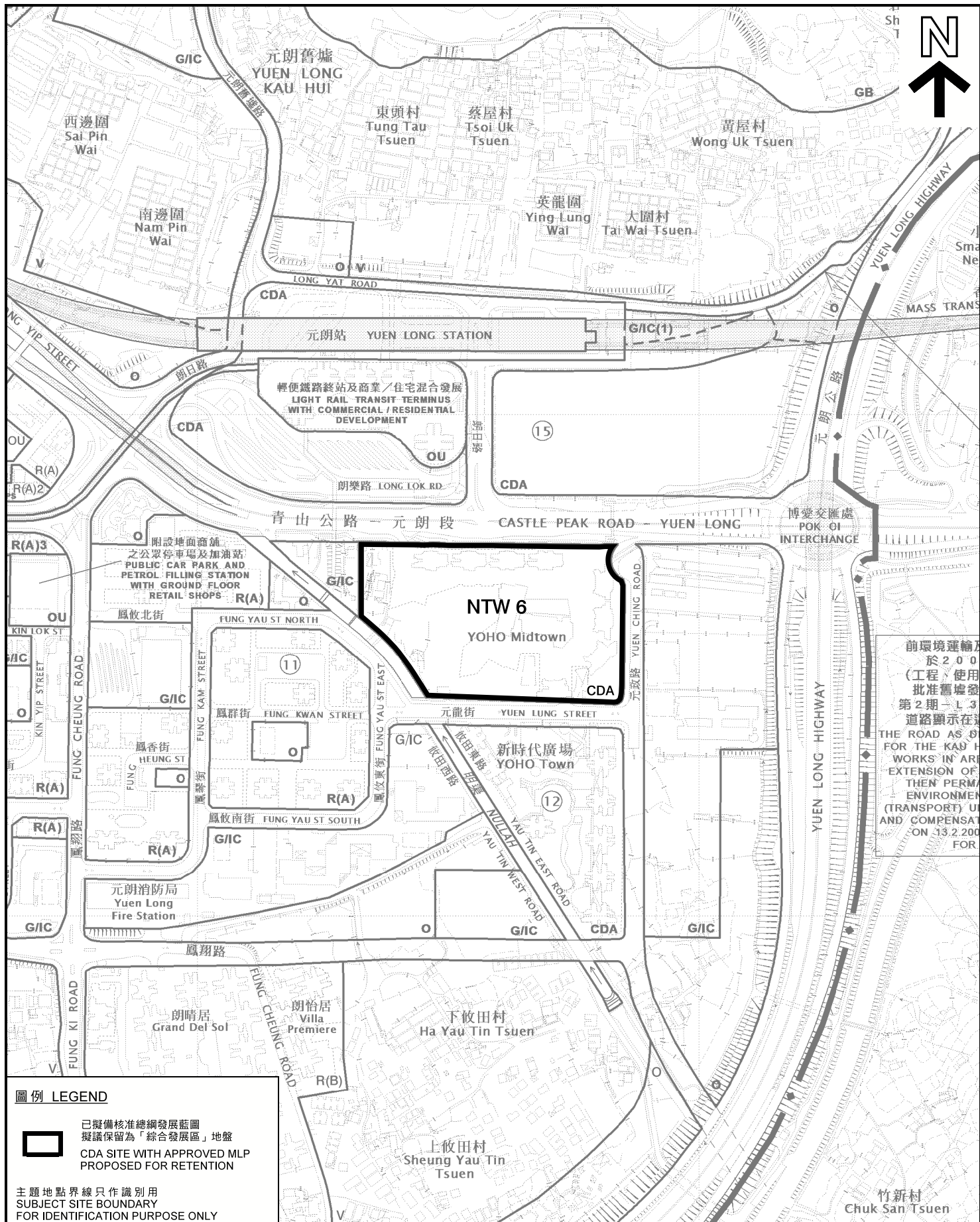
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/107

圖 PLAN
24

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號S/YL/23
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 6
新界元朗青山公路-元朗段和元政路交界處

CDA SITE REF. No. NTW 6
J/O CASTLE PEAK ROAD - YUEN LONG
AND YUEN CHING ROAD
YUEN LONG, NEW TERRITORIES

SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES

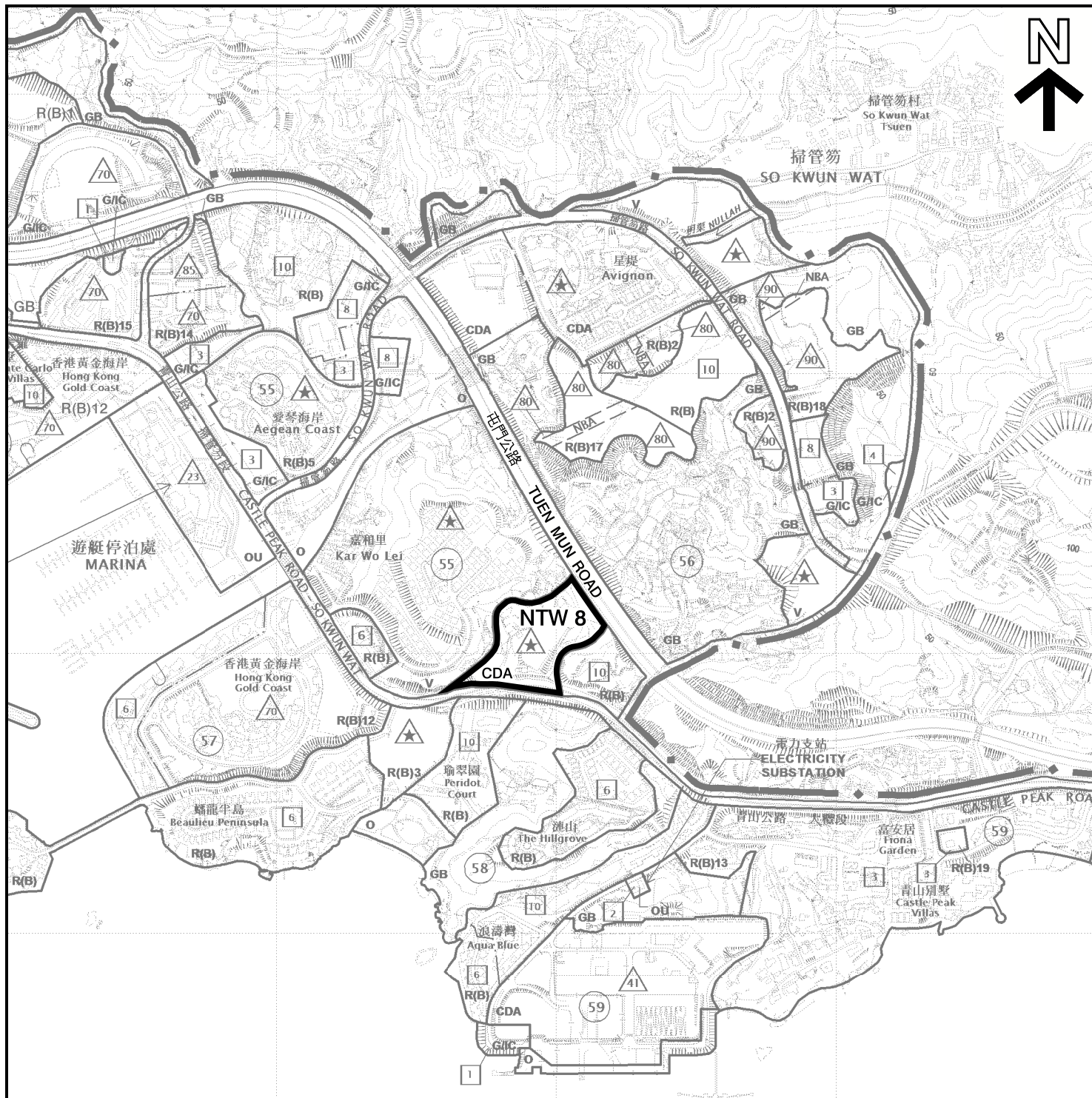
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/108

圖 PLAN
25

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號S/YL/23
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016



圖例 LEGEND



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

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

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
100 0 100 200 300 400 500 米 METRES

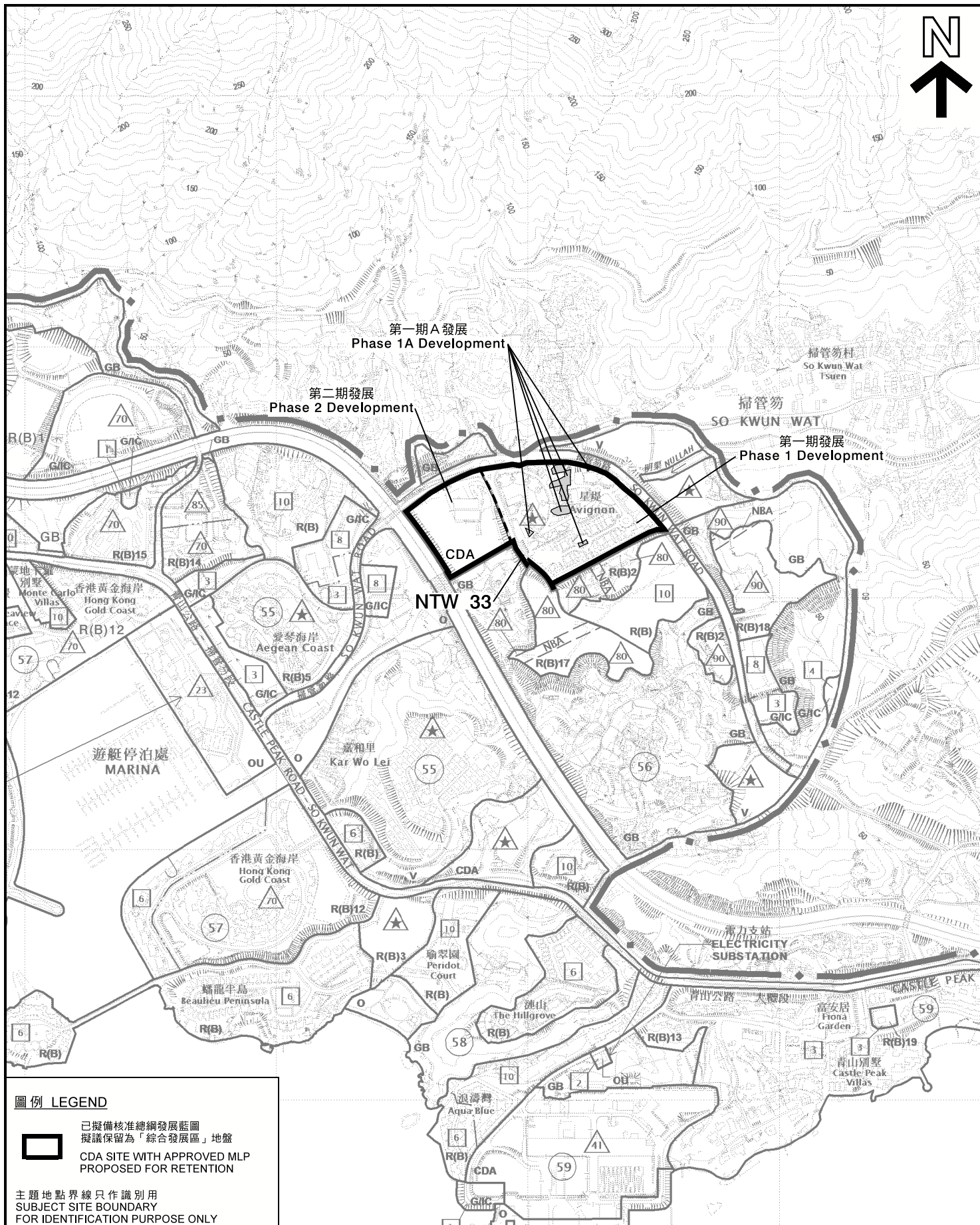
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/109

圖 PLAN
26

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年2月10日
核准的分區計劃大綱圖編號S/TM/33
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TM/33 APPROVED ON 10.2.2015



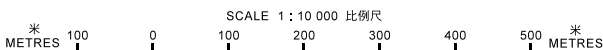
圖例 LEGEND

-  已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION
-  主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年2月10日
核准的分區計劃大綱圖編號S/TM/33
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TM/33 APPROVED ON 10.2.2015

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

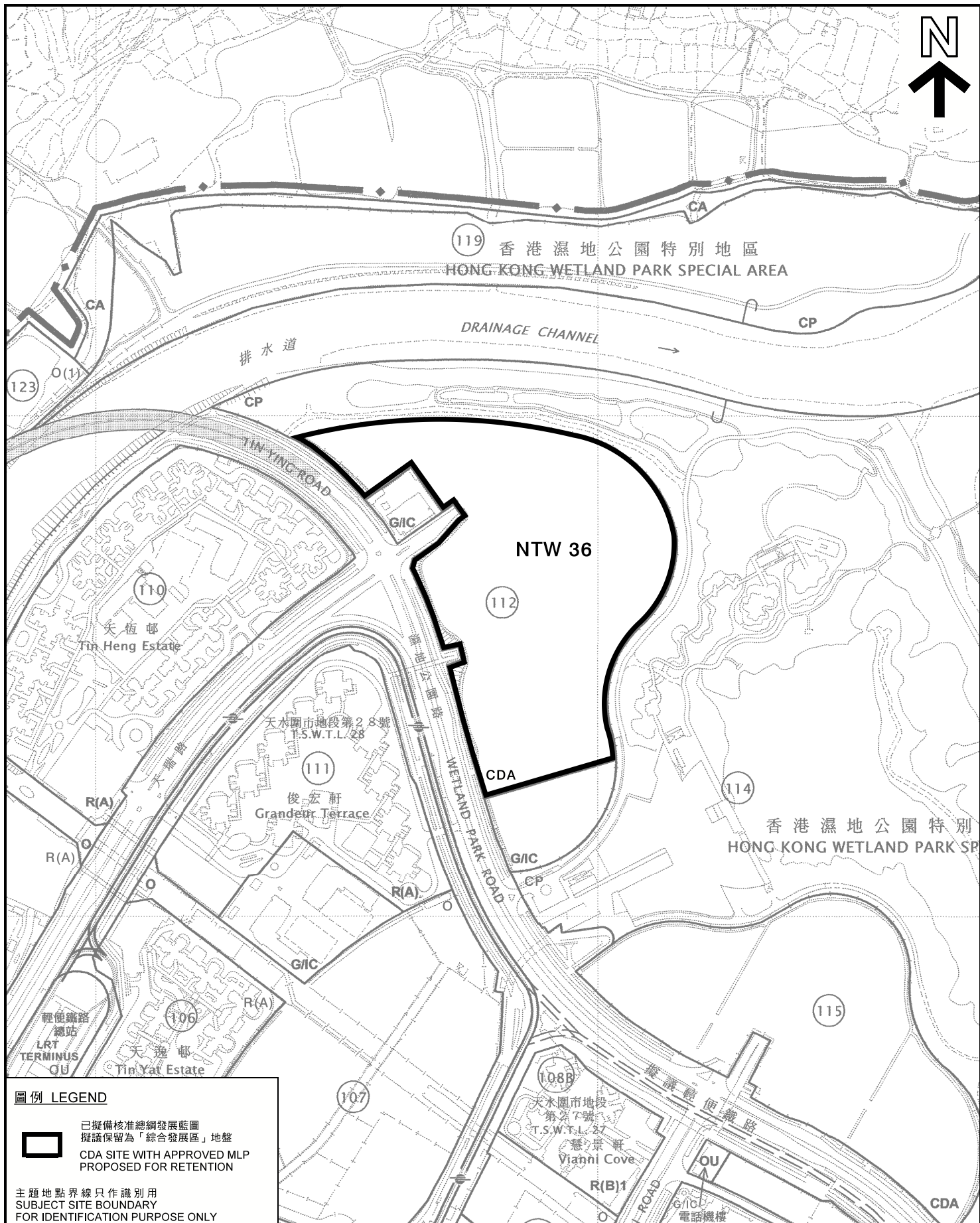


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TM/17/67

圖 PLAN
28



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 36
新界天水圍第112區

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

本摘要圖於2017年5月19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 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TSW/12 APPROVED ON 15.7.2008

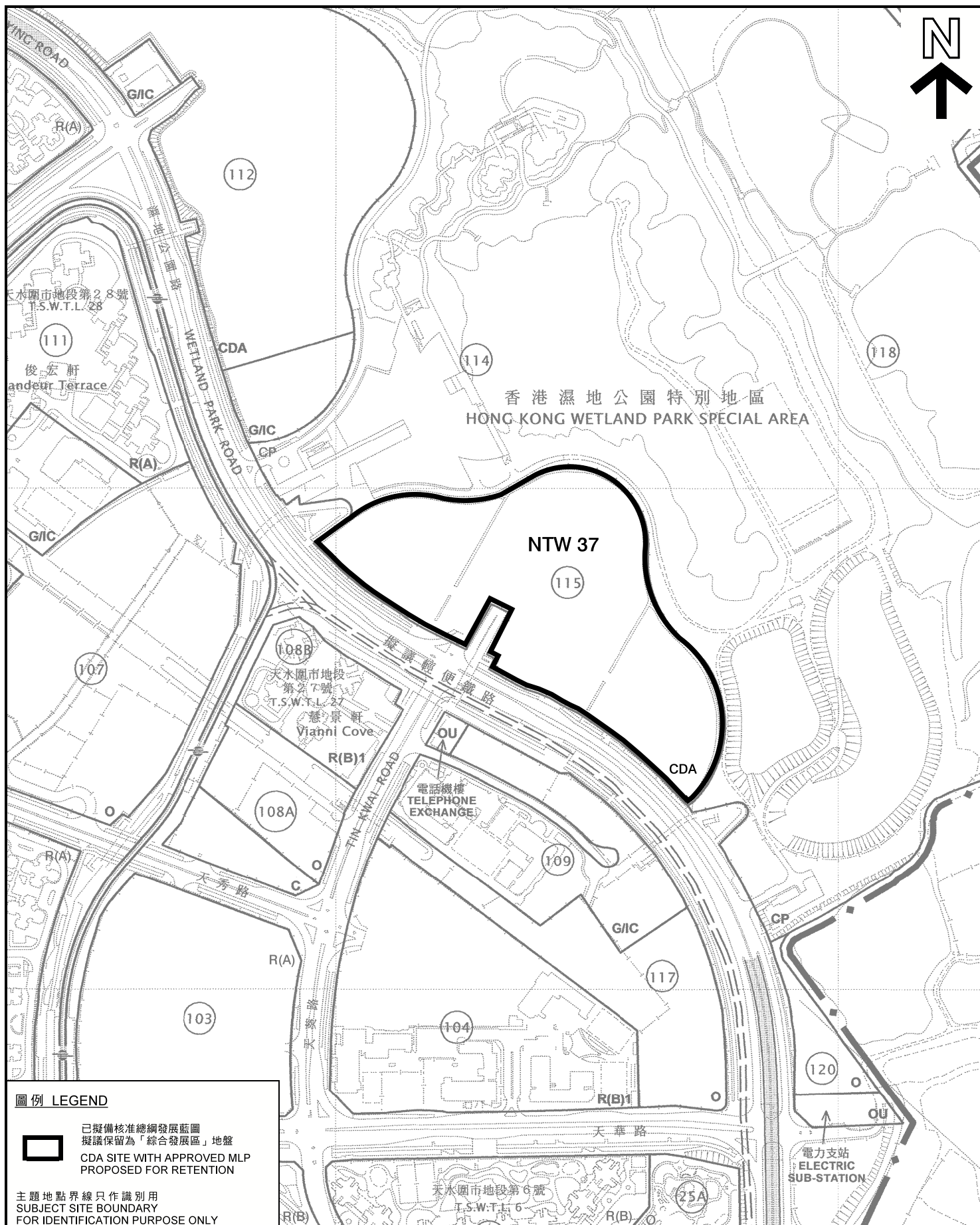
SCALE 1:5 000 比例尺
200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/91

圖 PLAN
29



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於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 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TSW/12 APPROVED ON 15.7.2008

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 37
新界天水圍第115區

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

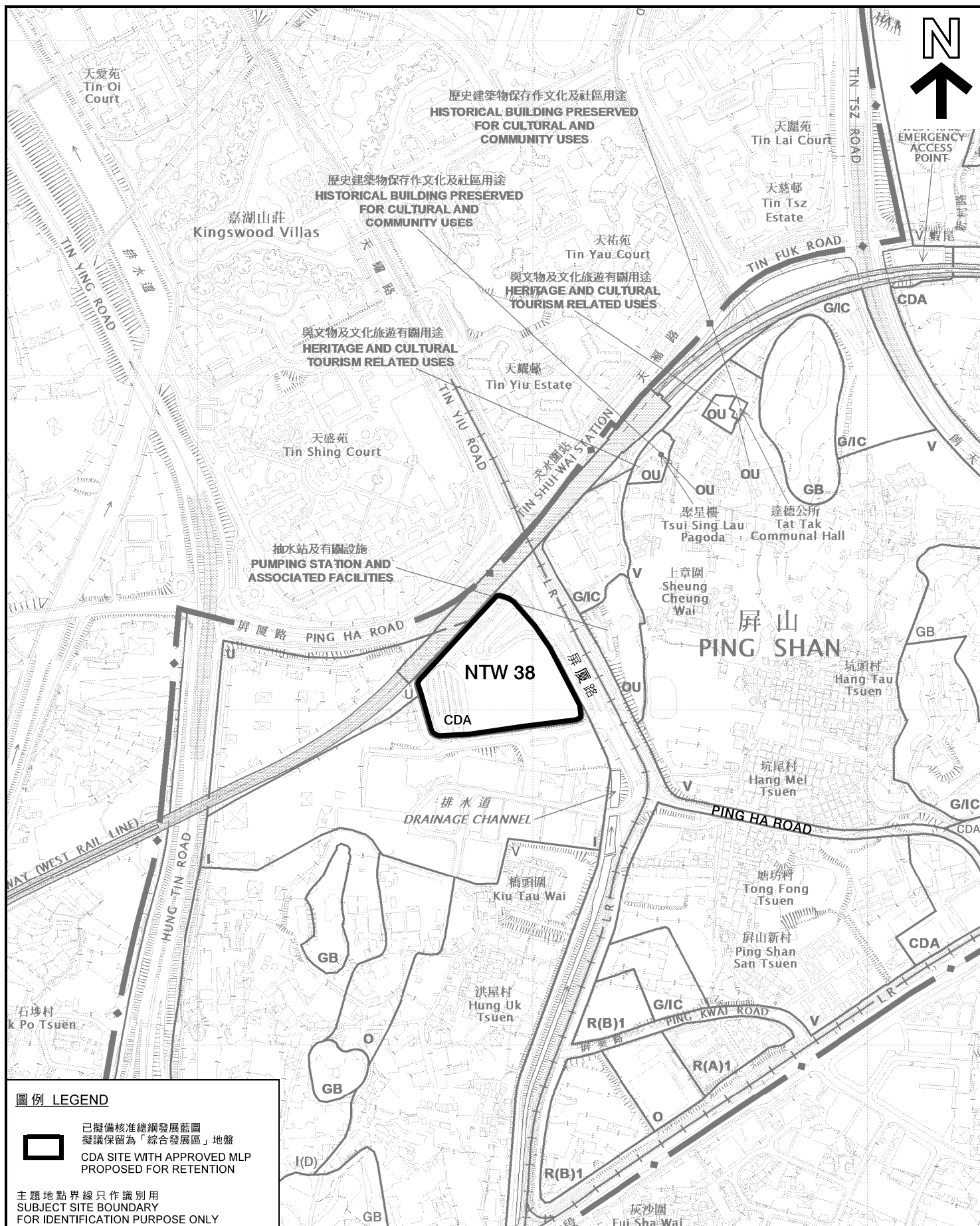
SCALE 1:5 000 比例尺
100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/113

圖 PLAN
30



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年6月2日
核准的分區計劃大綱圖編號S/YL-PS/16

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/16 APPROVED ON 2.6.2015

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

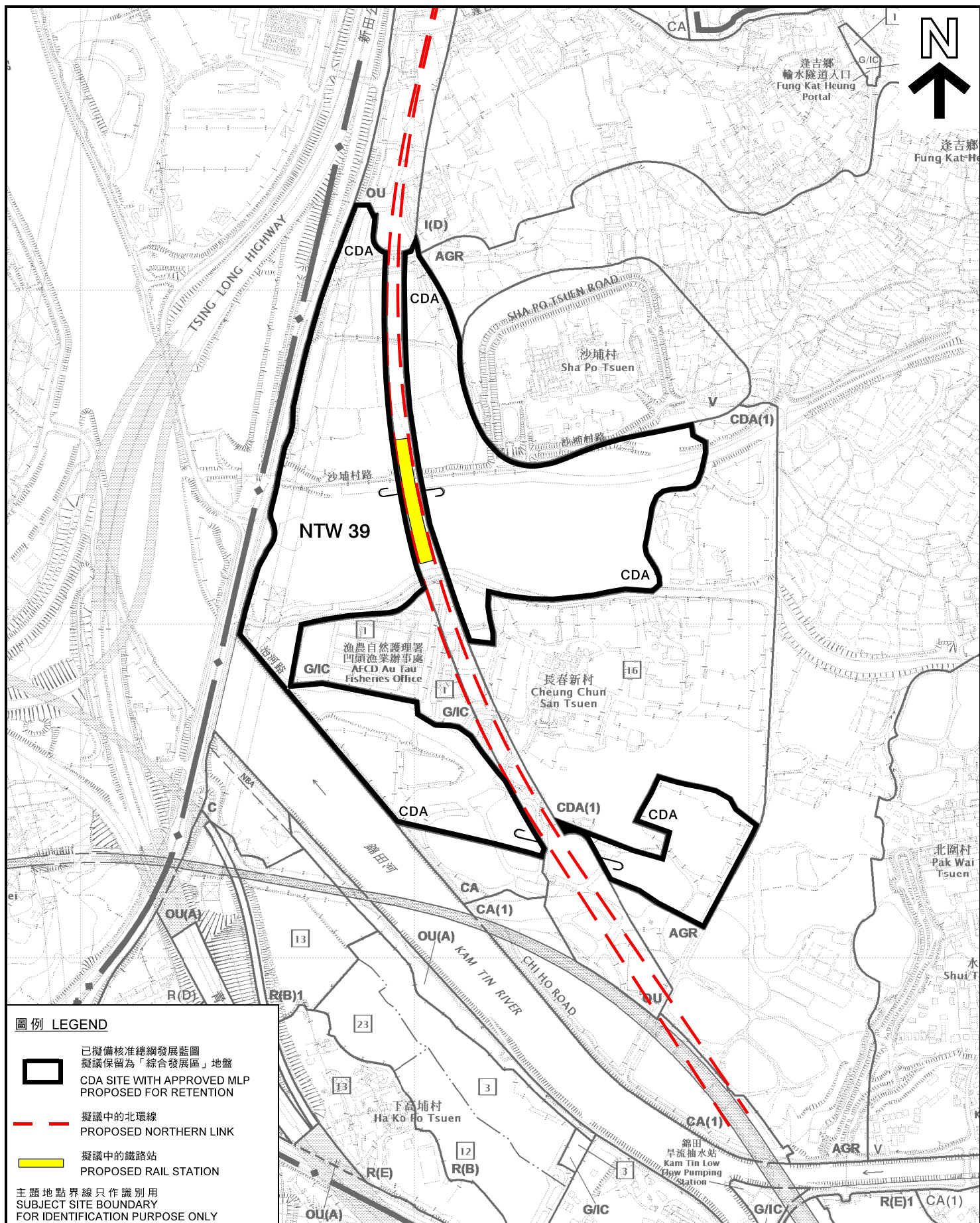
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/114

圖 PLAN
31



圖例 LEGEND

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

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

平面圖 SITE PLAN

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

CDA SITE REF. No. NTW 39
VARIOUS LOTS & ADJOINING GOVERNMENT LAND
IN DD 107, SHA PO, KAM TIN
YUEN LONG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES

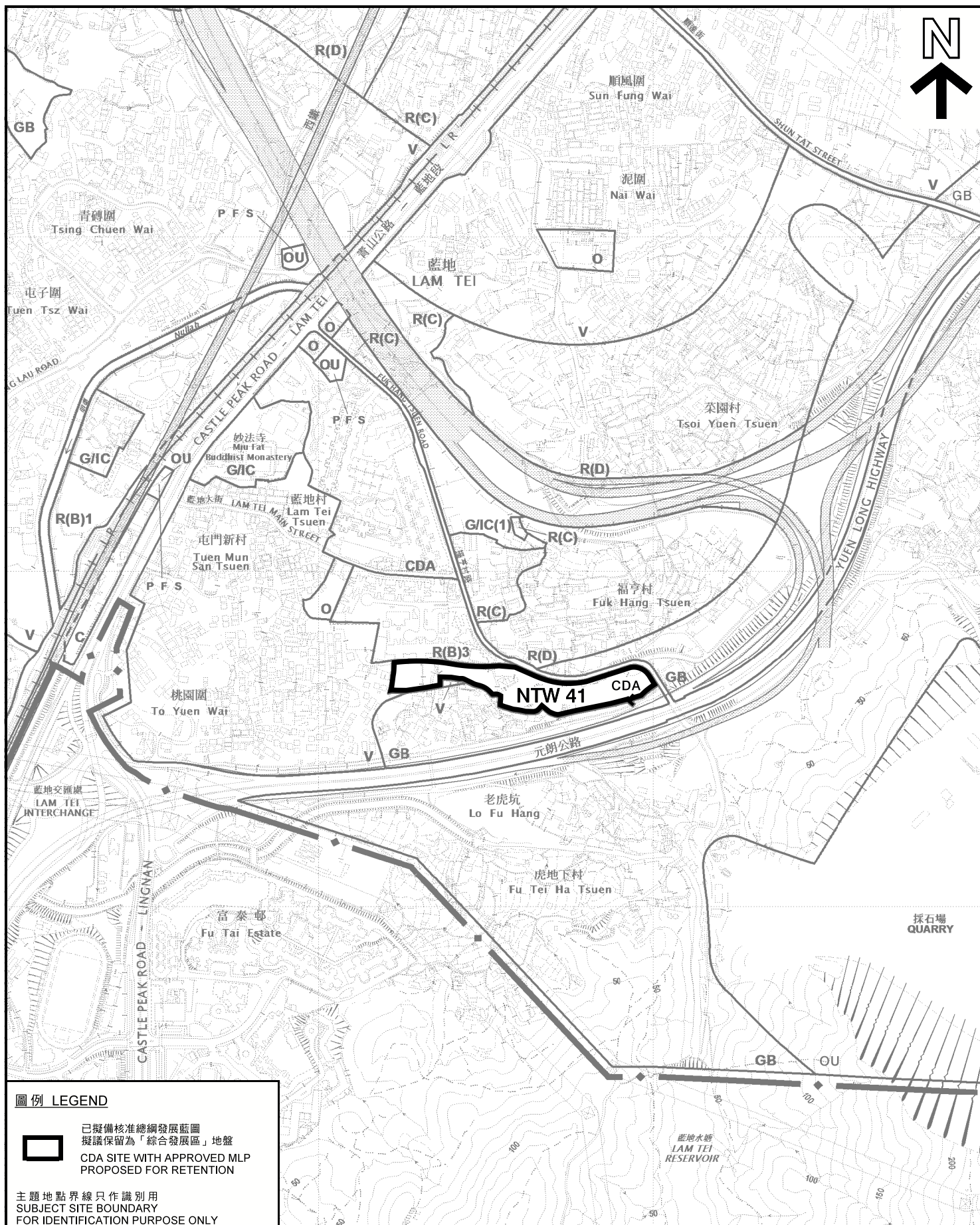
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/115

圖 PLAN
32

本摘要圖於2017年5月19日擬備，
所根據的資料為於2014年12月2日
核准的分區計劃大綱圖編號S/YL-KTN/9
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/9 APPROVED ON 2.12.2014



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年9月8日
核准分區計劃大綱圖編號S/TM-LTY/8
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TM-LTY/8 APPROVED ON 8.9.2015

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

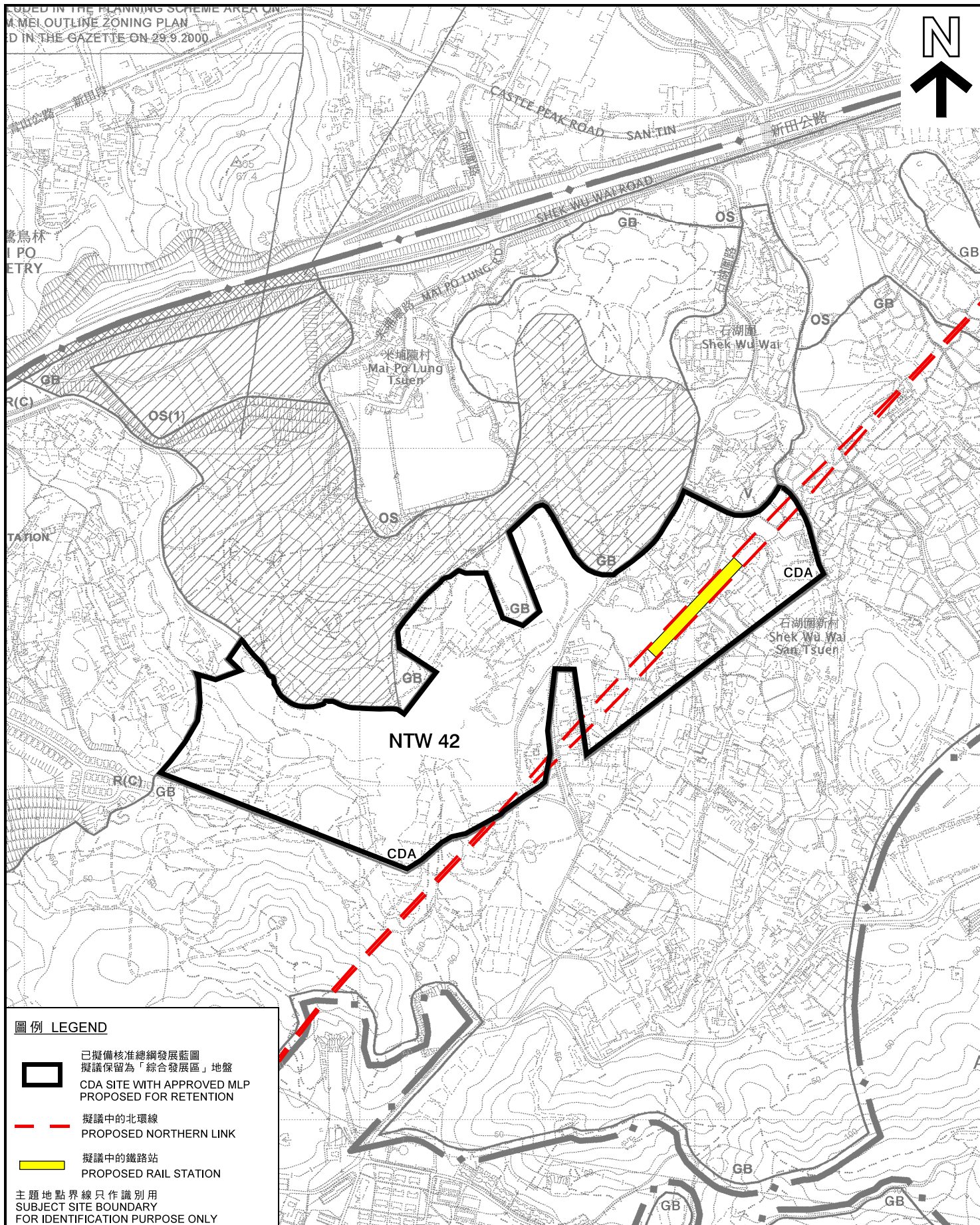
SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/116

圖 PLAN
33



圖例 LEGEND

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

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

平面圖 SITE PLAN

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

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

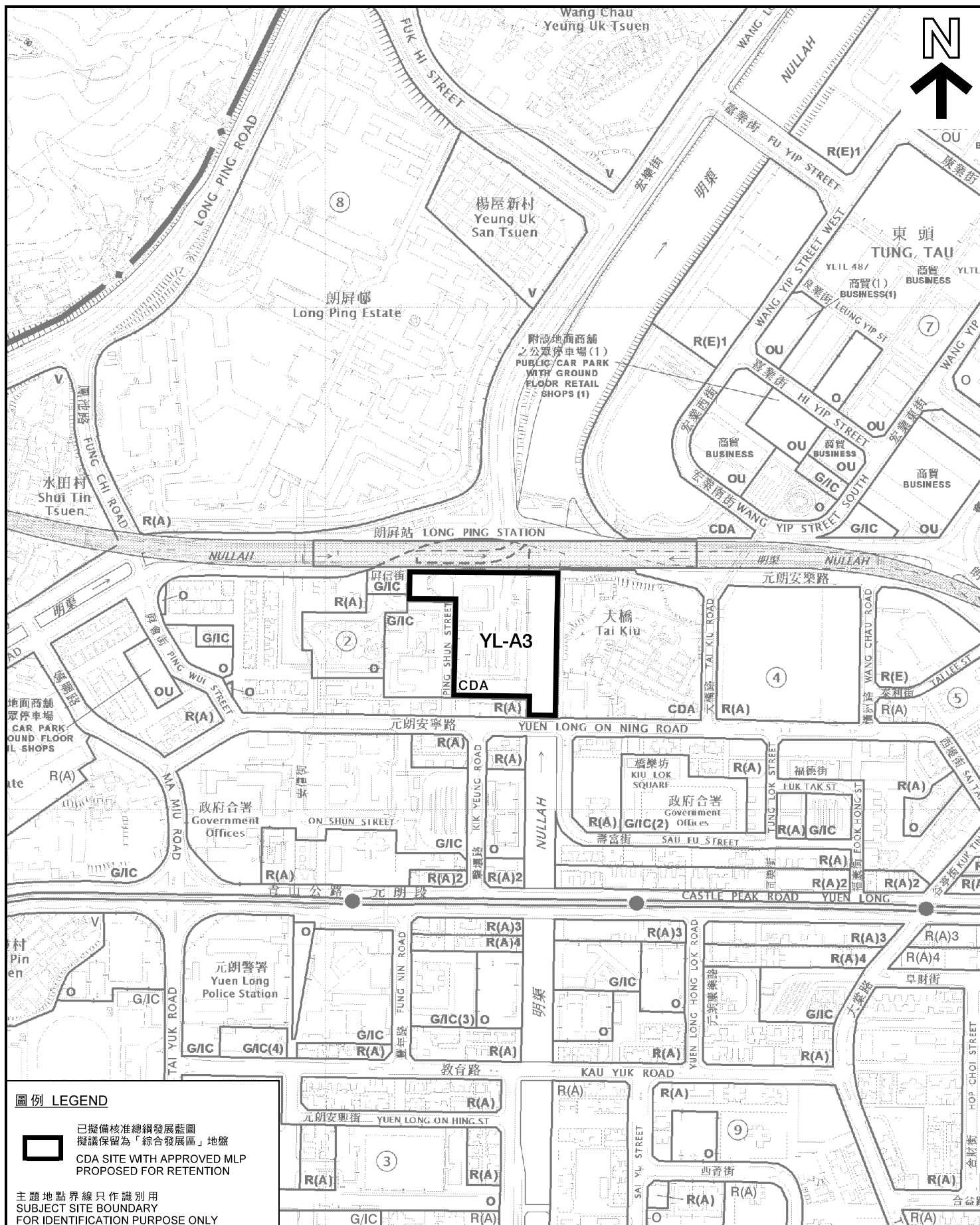
規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/NT/16/117

圖 PLAN
 34

本摘要圖於2017年5月19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 19.5.2017
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-NTM/12 APPROVED ON 5.12.2006



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 YL-A3
新界元朗新市鎮第2區

西鐵朗屏站與覆蓋公共交通匯處(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

米 100 0 100 200 米
METRES

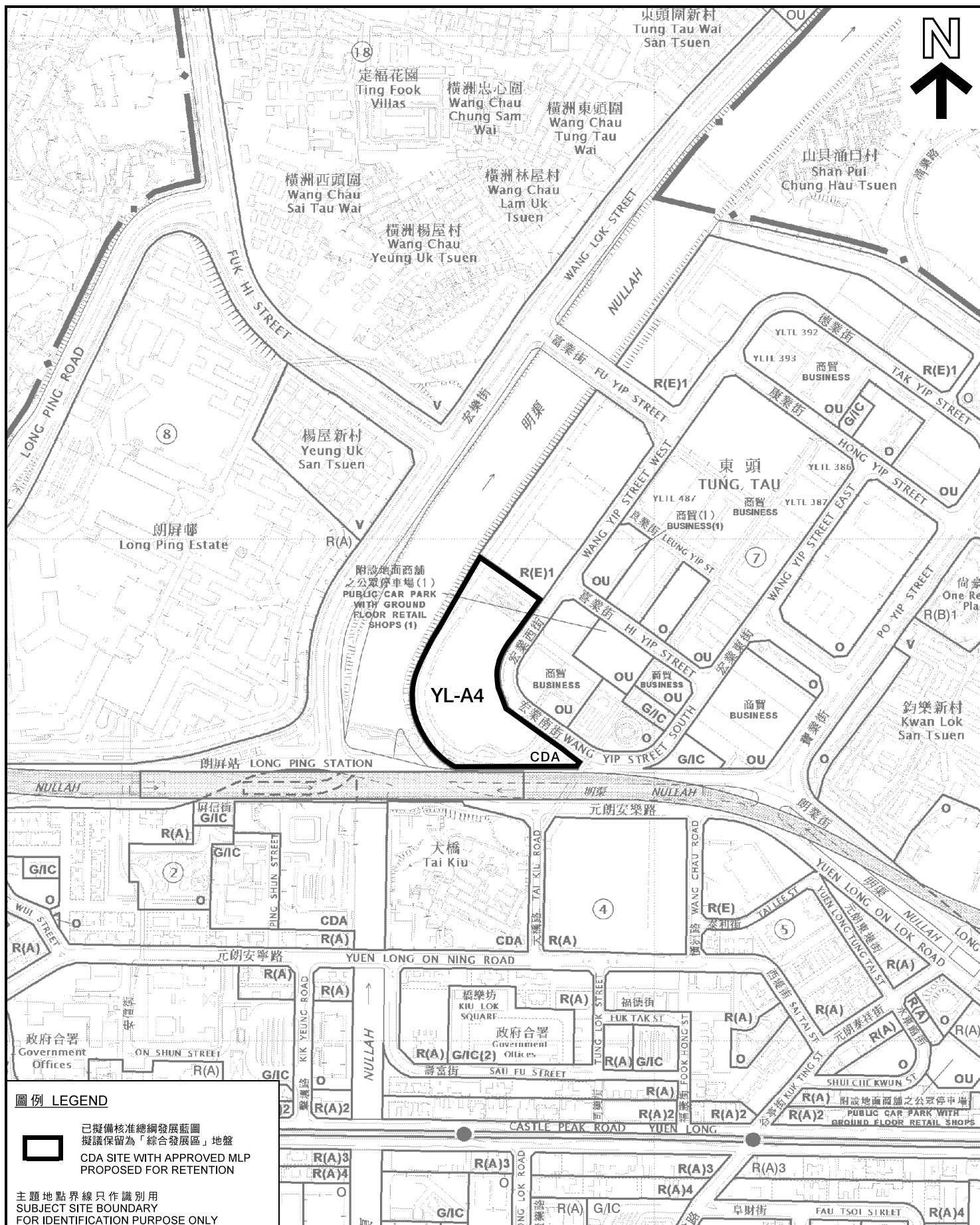
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/120

圖 PLAN
36

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號S/YL/23
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號S/YL/23
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016

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

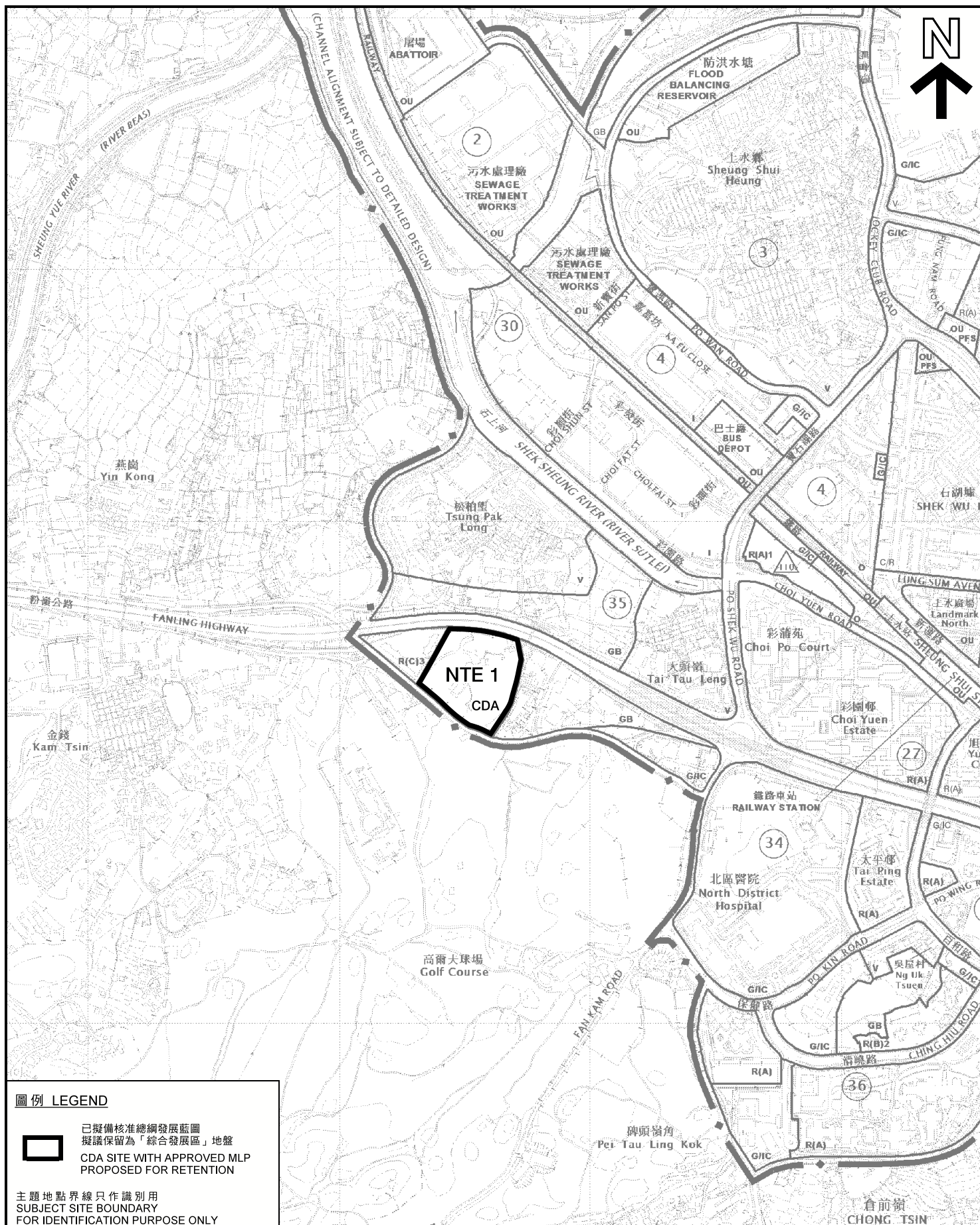
100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/121

圖 PLAN
37



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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 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
SS1 2 RP & GOVERNMENT LAND
NEW TERRITORIES

SCALE 1:10 000 比例尺

100 0 100 200 300 400 500 METRES

規劃署
PLANNING
DEPARTMENT

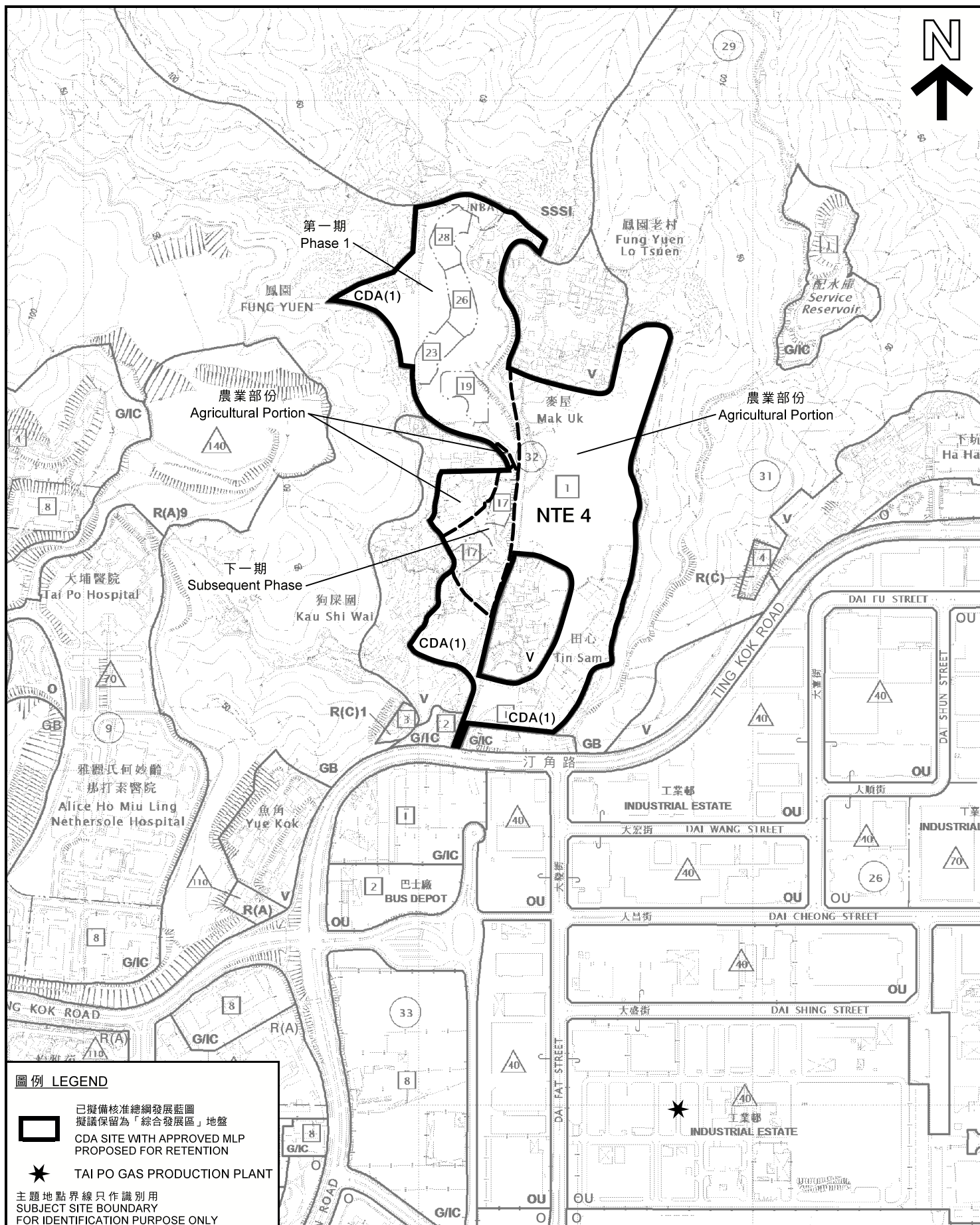


參考編號
REFERENCE No.
M/NT/16/122

圖 PLAN
38

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年1月3日
核准的分區計劃大綱圖編號S/FSS/22

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/FSS/22 APPROVED ON 3.1.2017



平面圖 SITE PLAN

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年9月8日
核准的分區計劃大綱圖編號S/TP/26
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TP/26 APPROVED ON 8.9.2015

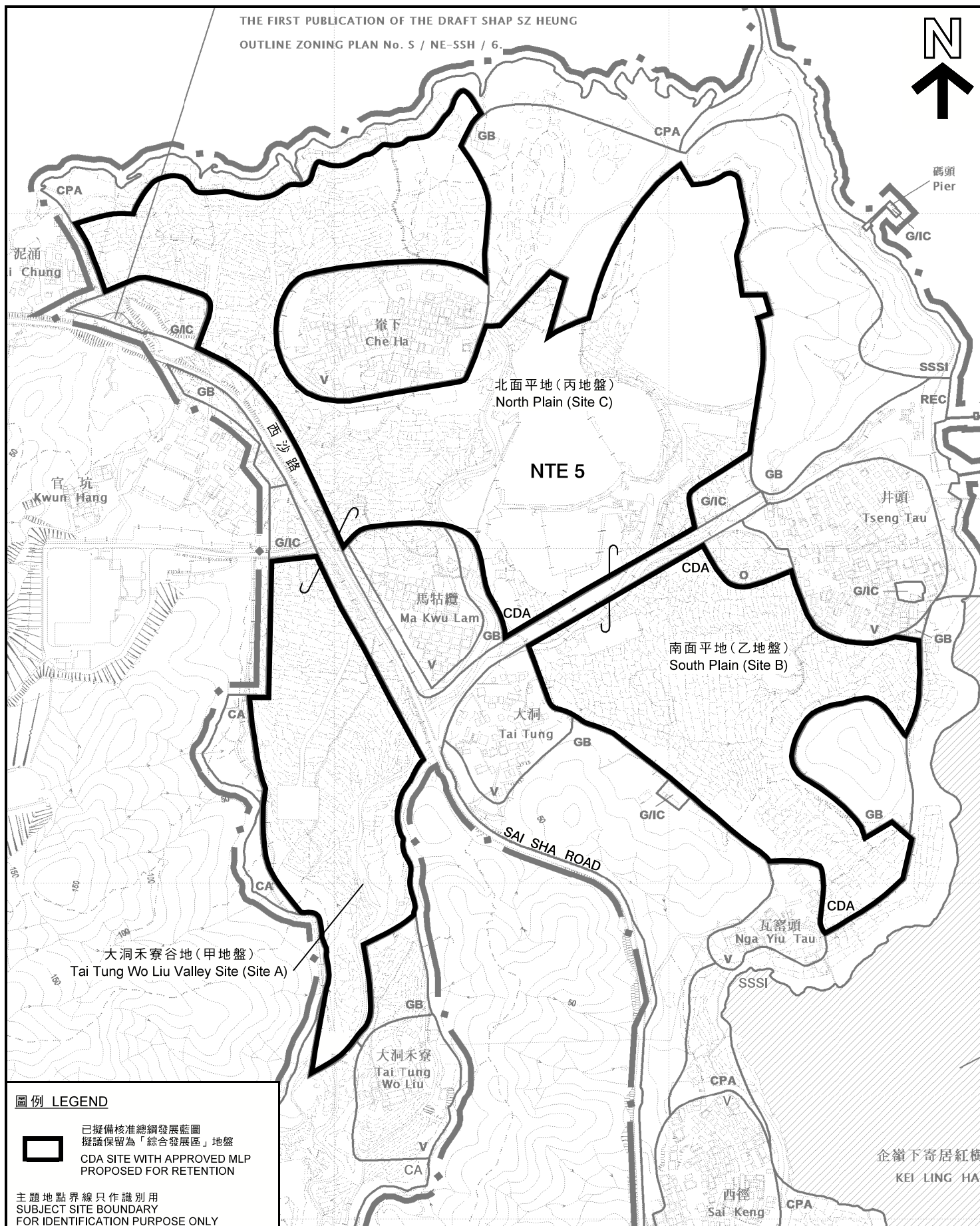
SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/123

圖 PLAN
39



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年10月6日
核准的分區計劃大綱圖編號S/NE-SSH/11
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/NE-SSH/11 APPROVED ON 6.10.2015

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

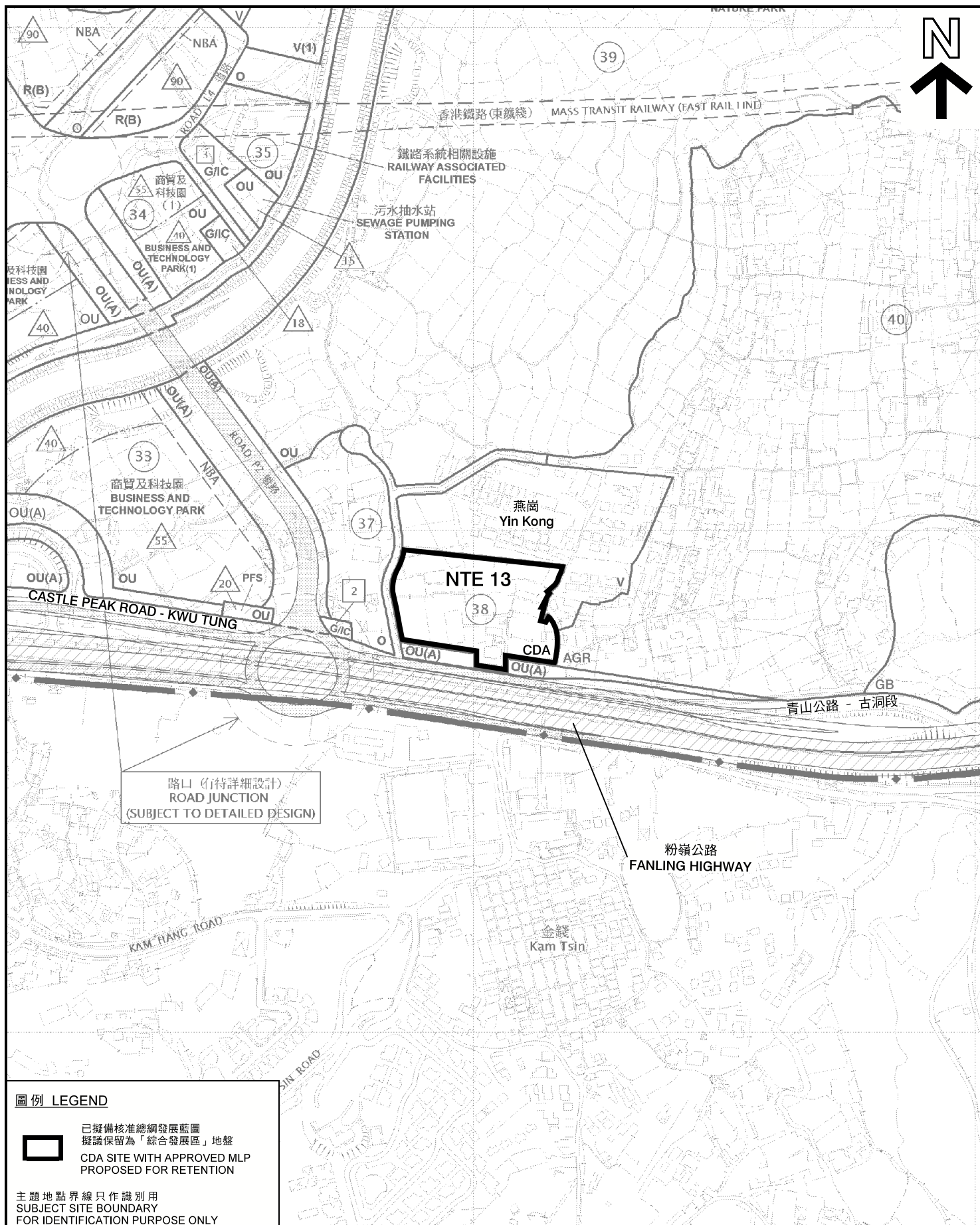
SCALE 1 : 7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/124

圖 PLAN
40



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年6月16日
核准的分區計劃大綱圖編號S/KTN/2
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/KTN/2 APPROVED ON 16.6.2015

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 13
新界古洞粉嶺公路以北近燕崗
CDA SITE REF. No. NTE 13
NORTH OF FANLING HIGHWAY NEAR YIN KONG
KWU TUNG, NEW TERRITORIES

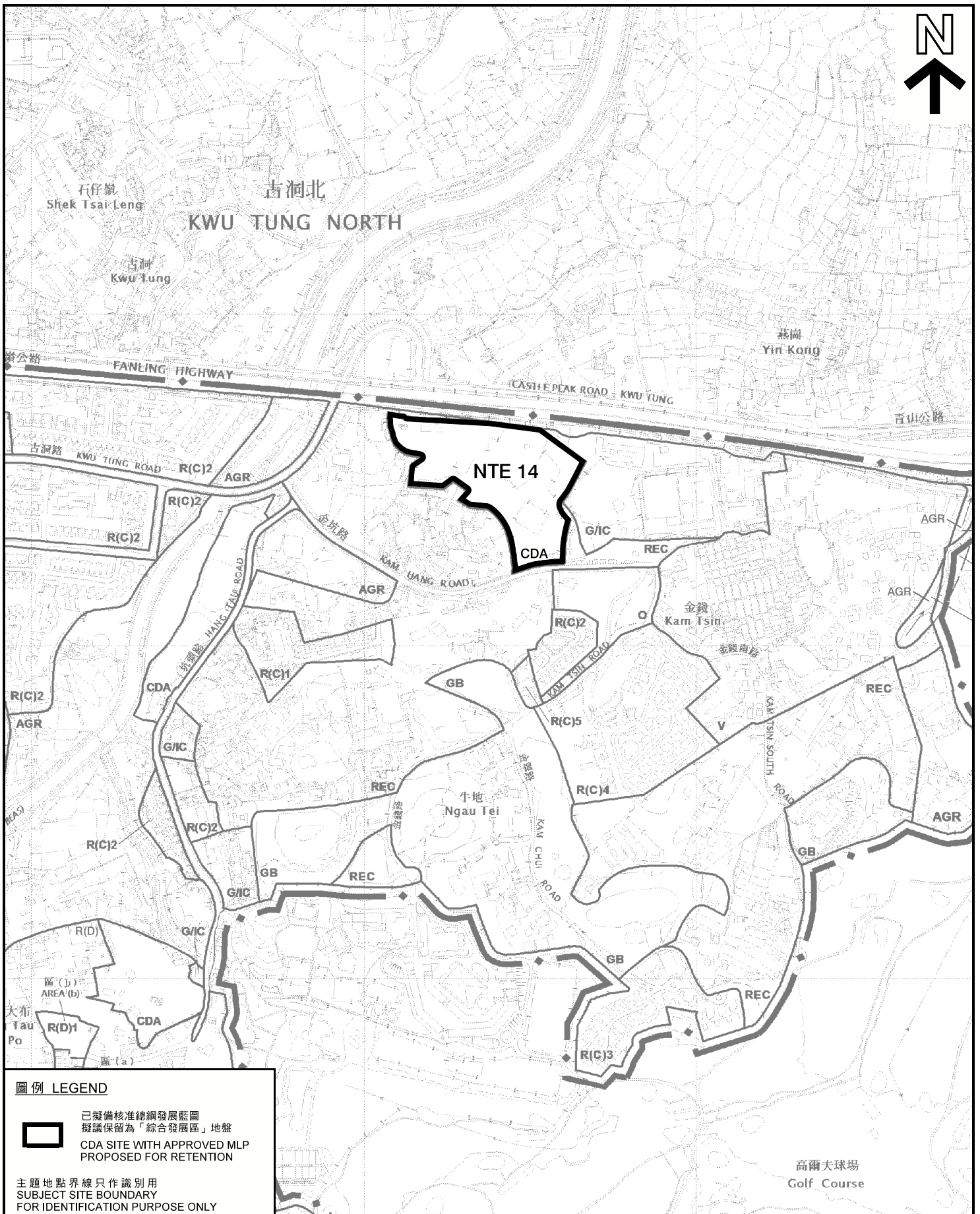
SCALE 1:5 000 比例尺
0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/125

圖 PLAN
41



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 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

0 100 200 300
METRES METRES

規劃署
PLANNING
DEPARTMENT



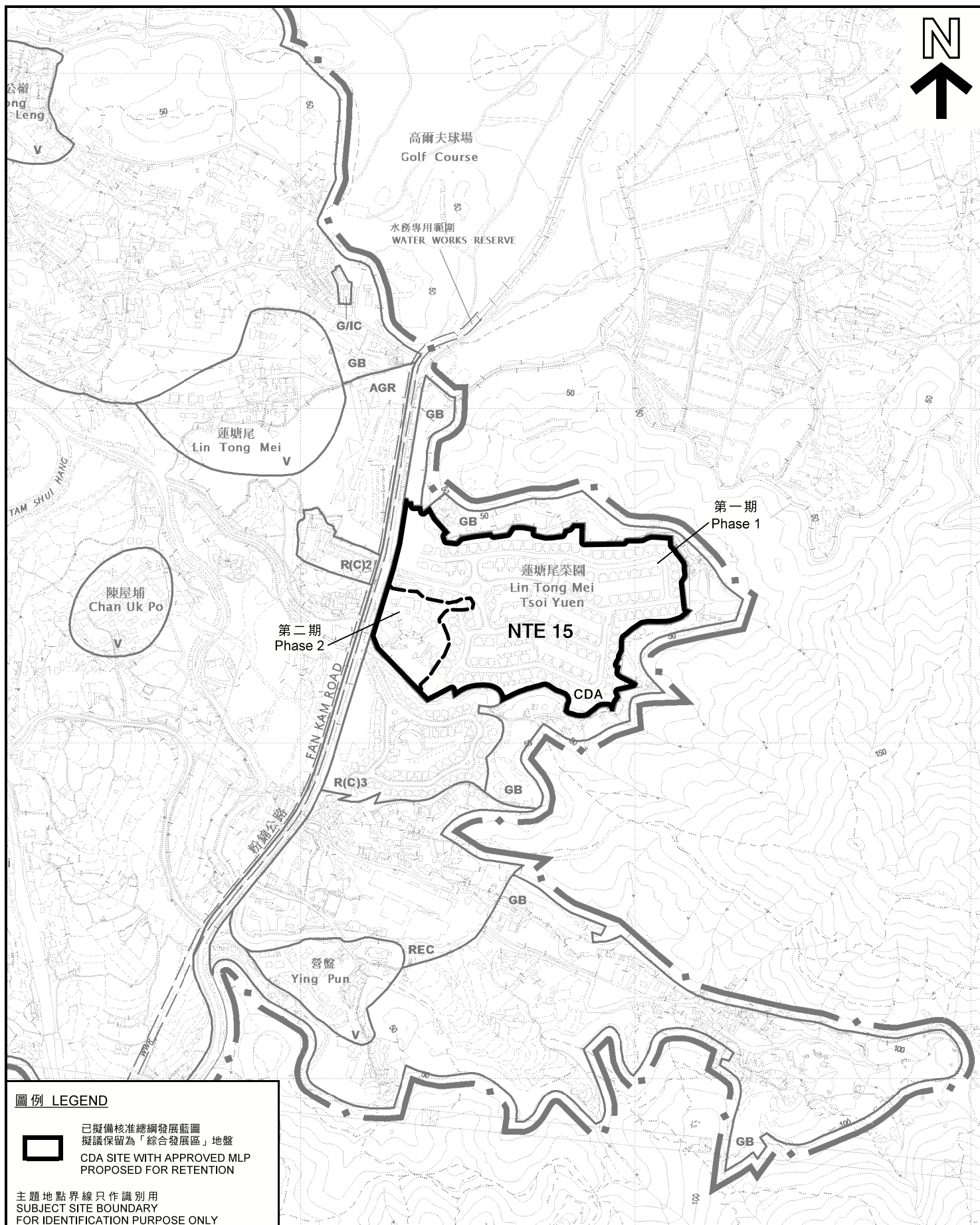
參考編號
REFERENCE No.

M/NT/16/126

圖 PLAN

42

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年3月24日
展示的分區計劃大綱圖編號S/NE-KTS/15
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/15 EXHIBITED ON 24.3.2017



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年3月24日
展示的分區計劃大綱圖編號S/NE-KTS/15
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/15 EXHIBITED ON 24.3.2017

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約多個地段及毗連政府土地
CDA SITE REF. No. NTE 15
VARIOUS LOTS IN DD 100 AND ADJOINING
GOVERNMENT LAND, LIN TONG MEI TSOI YUEN
KWU TUNG SOUTH, NEW TERRITORIES

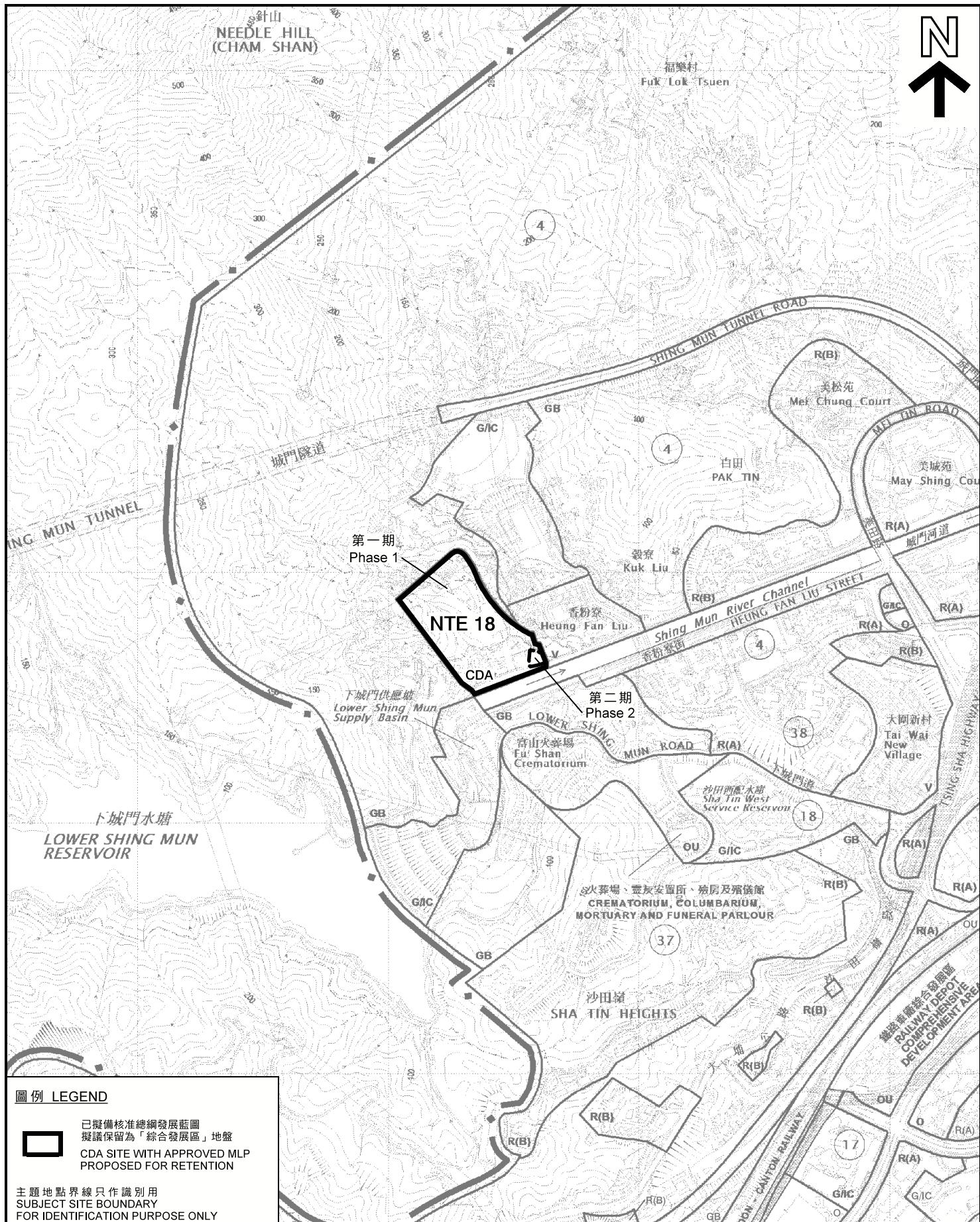
SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/127

圖 PLAN
43



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 RP (PART)

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

SCALE 1:10 000 比例尺

米 100 0 100 200 300 400 500 米
METRES

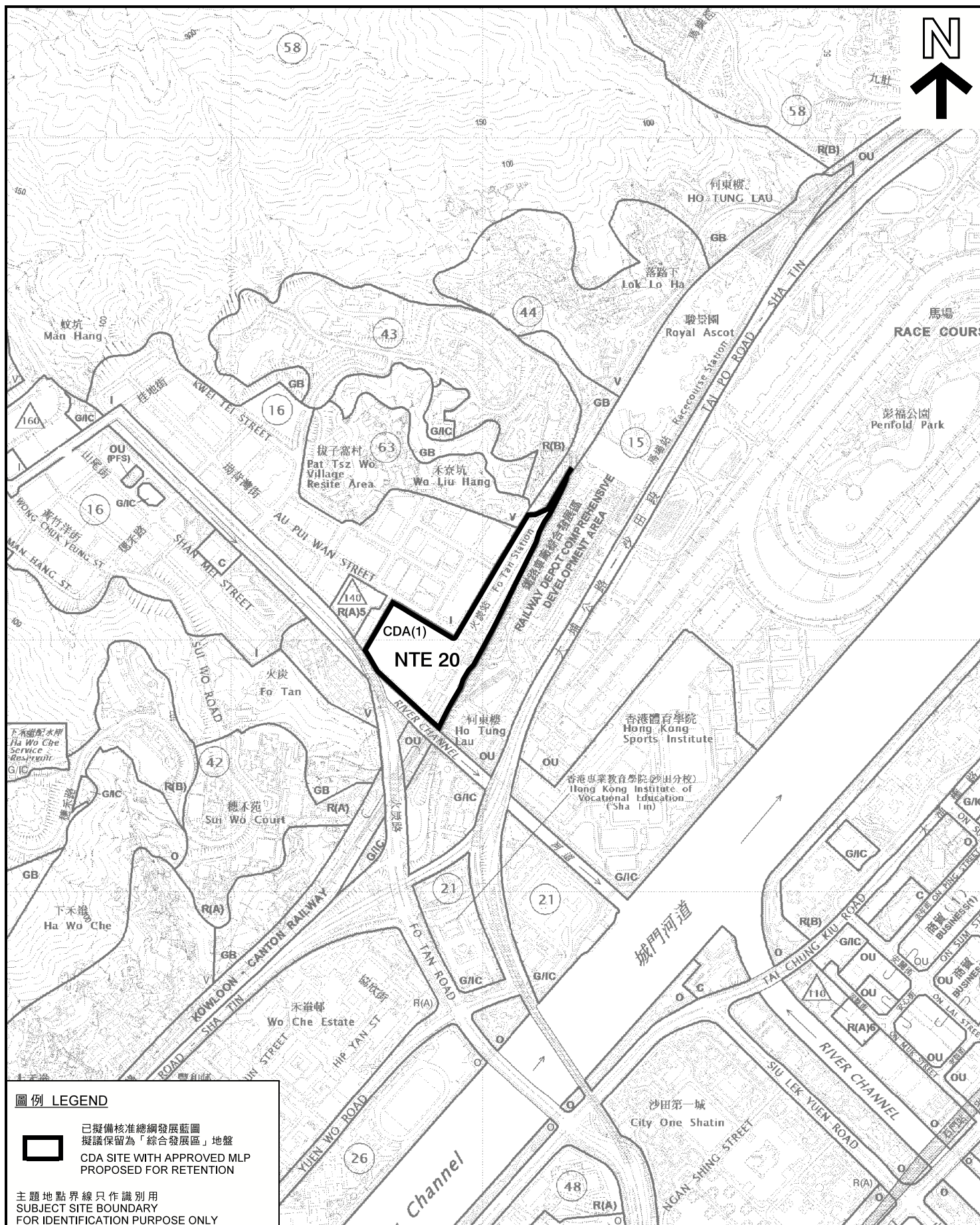
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/128

圖 PLAN
44

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年1月13日
展示的分區計劃大綱圖編號S/ST/33
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/ST/33 EXHIBITED ON 13.1.2017



圖例 LEGEND

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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年1月13日
展示的分區計劃大綱圖編號S/ST/33

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/ST/33 EXHIBITED ON 13.1.2017

平面圖 SITE PLAN

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

CDA SITE REF. No. NTE 20
FO TAN STATION & FREIGHT-YARD
STTL 75, LOT 744 RP IN DD 176
& ADJOINING GOVERNMENT LAND
FO TAN, SHA TIN, NEW TERRITORIES

SCALE 1 : 10 000 比例尺

米 METRES 100 0 100 200 300 400 500 米 METRES

規劃署
PLANNING
DEPARTMENT

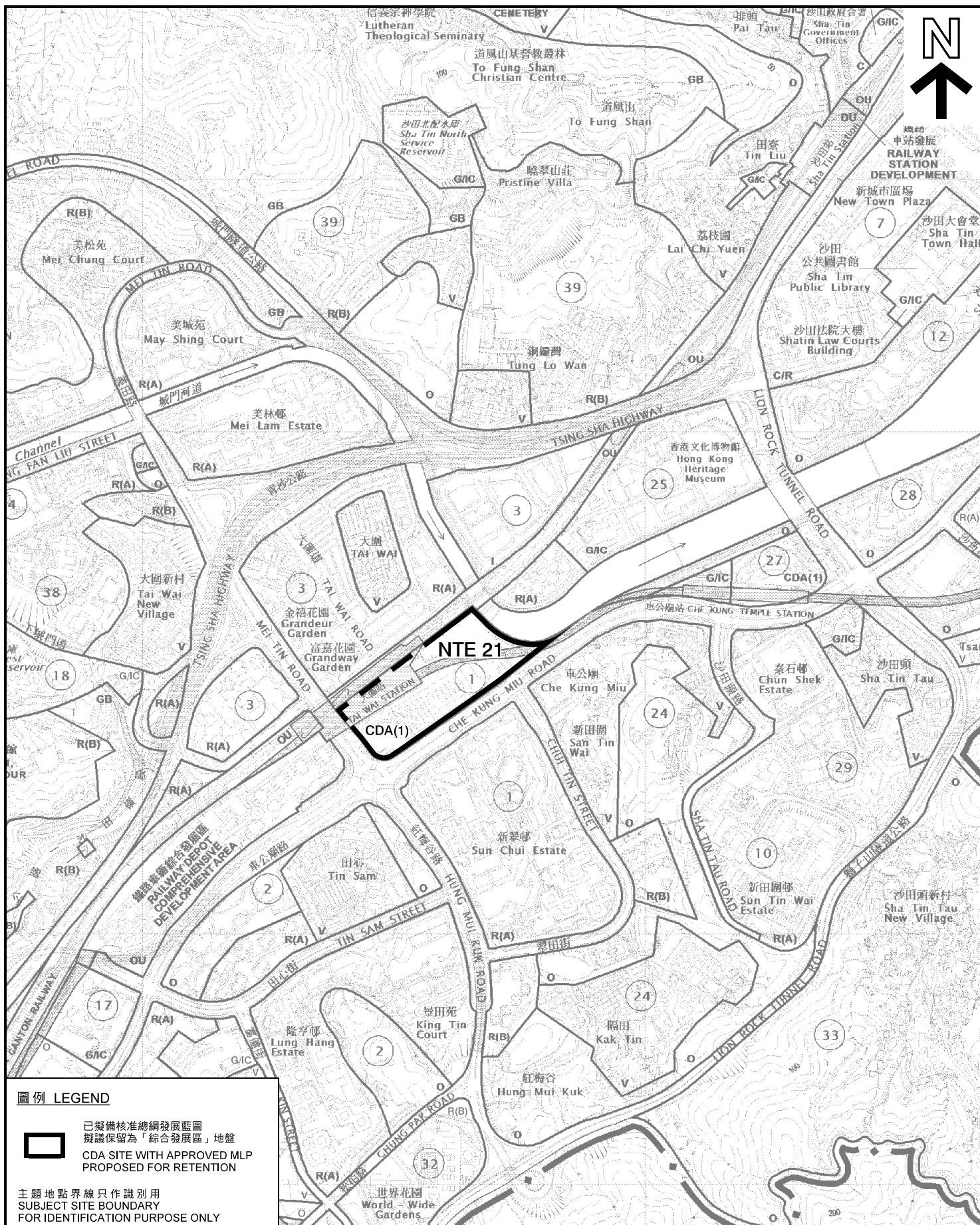


參考編號
REFERENCE No.

M/NT/16/129

圖 PLAN

45



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年1月13日
展示的分區計劃大綱圖編號S/ST/33
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/ST/33 EXHIBITED ON 13.1.2017

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

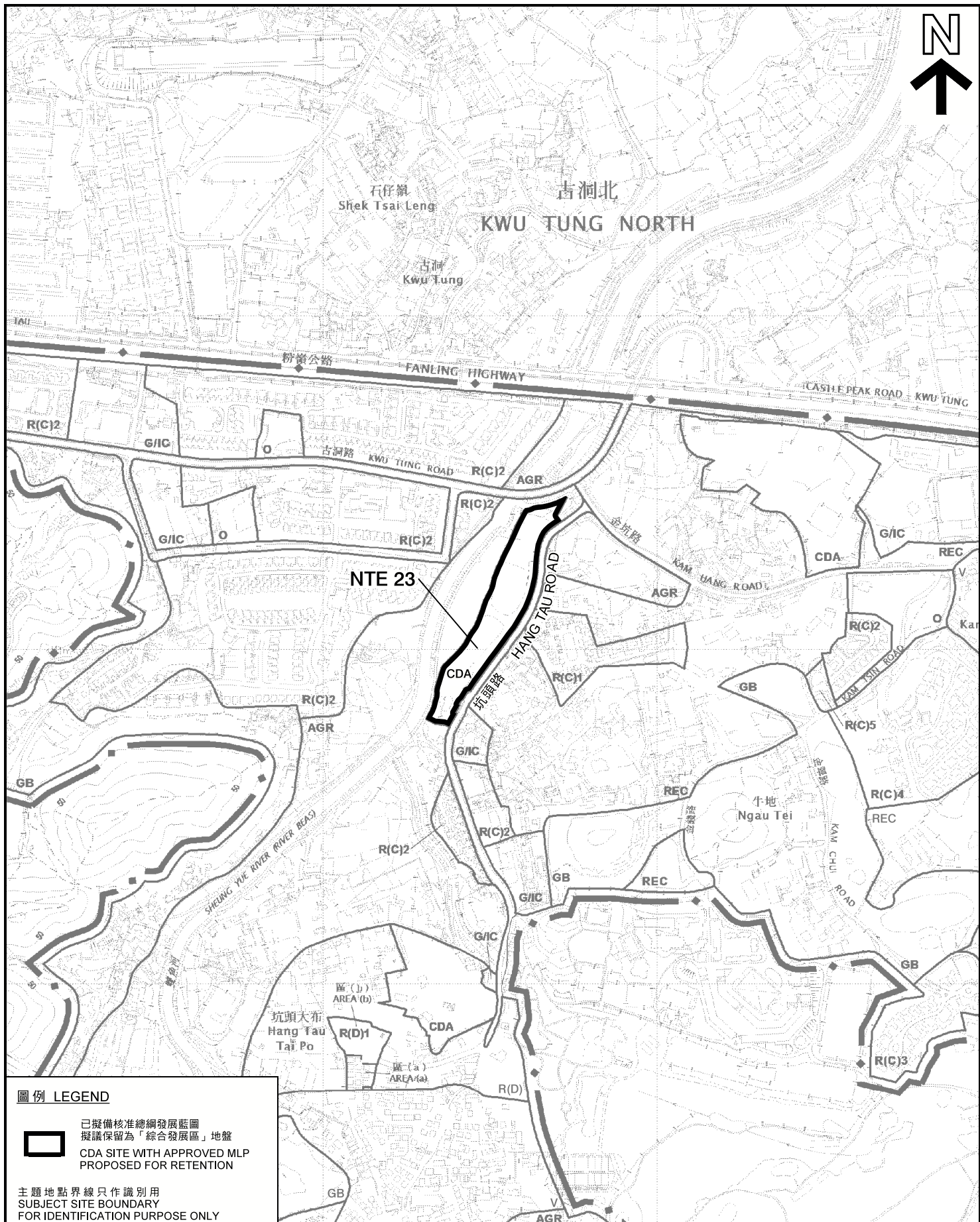
米 100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/130

圖 PLAN
46



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年3月24日
展示的分區計劃大綱圖編號S/NE-KTS/15
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/15 EXHIBITED ON 24.3.2017

平面圖 SITE PLAN
綜合發展區地盤參考編號 NTE 23
新界上水
古洞路以南及坑頭路以西
CDA SITE REF. No. NTE 23
SOUTH OF KWU TUNG ROAD &
WEST OF HANG TAU ROAD
SHEUNG SHUI, NEW TERRITORIES
SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

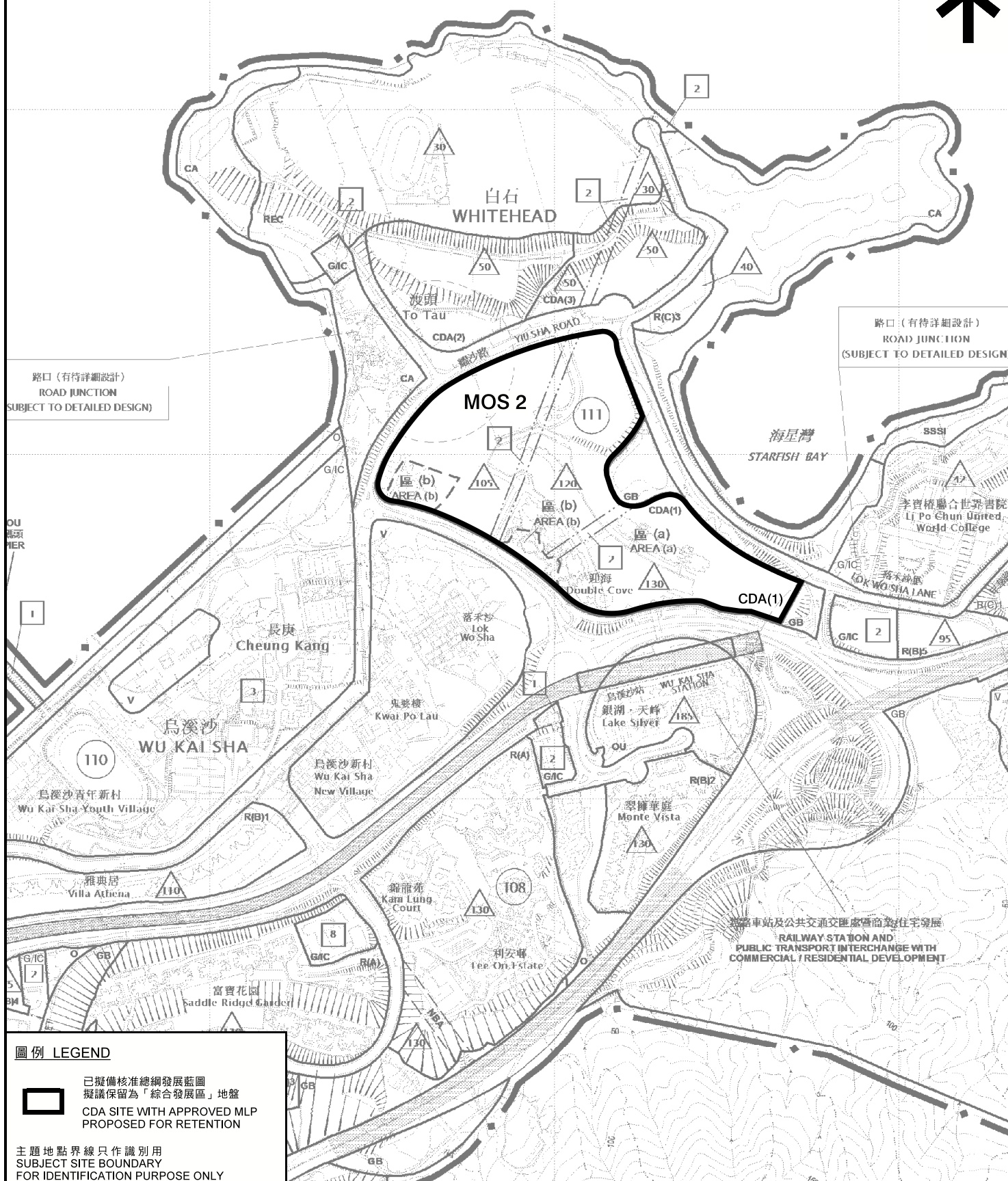
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/100

圖 PLAN
47

烏龜沙咀
WU KWAI SHA TSUI



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 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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年1月5日
核准的分區計劃大綱圖編號S/MOS/22
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/MOS/22 APPROVED ON 5.1.2016

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

規劃署
PLANNING
DEPARTMENT

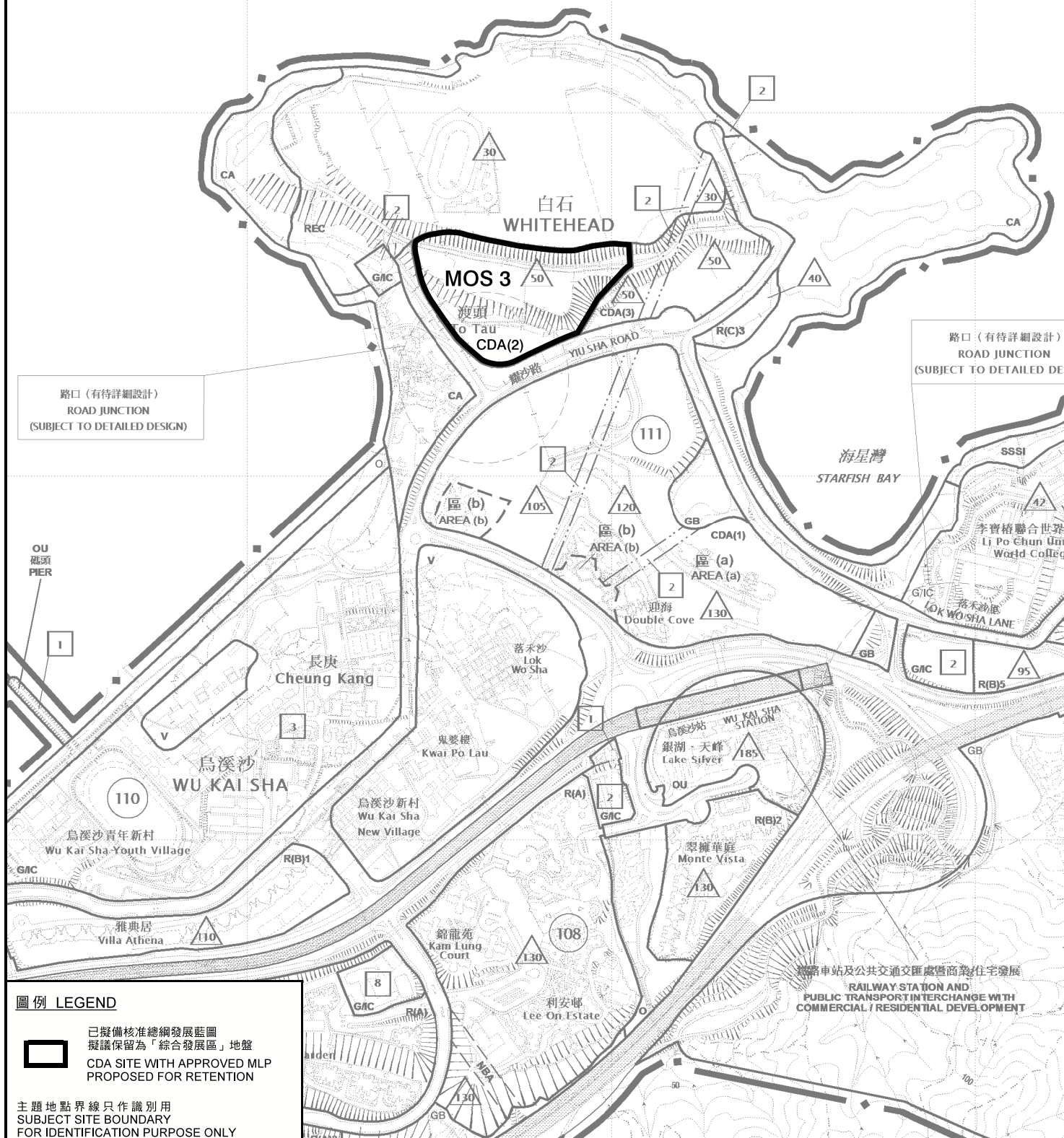


參考編號
REFERENCE No.
M/NT/16/132

圖 PLAN
48



烏龜沙咀
WU KWAI SHA TSUI



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

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

圖例 LEGEND



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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 MOS 3
新界沙田馬鞍山白石陸岬西南部

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

SCALE 1:7 500 比例尺

METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



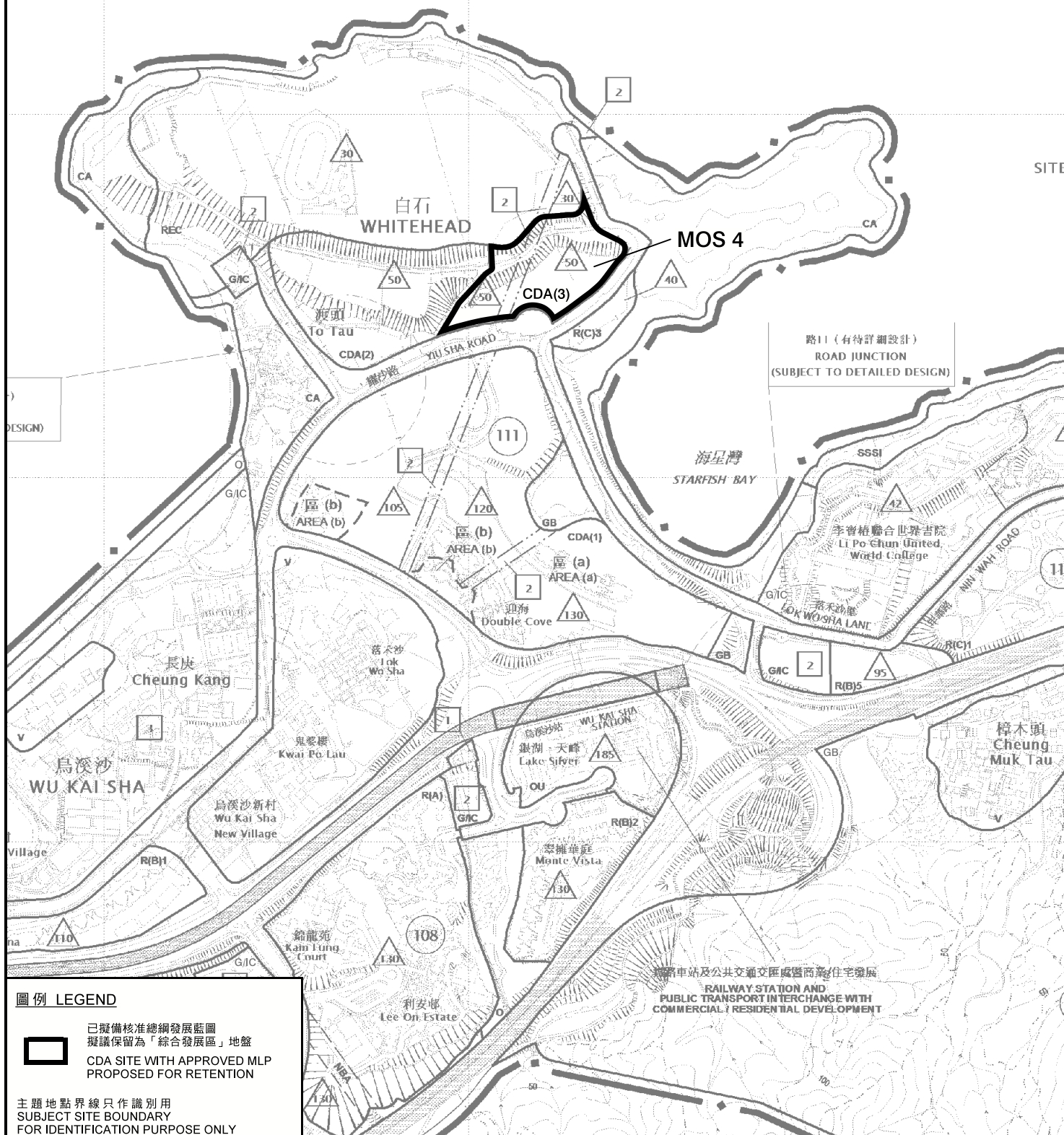
參考編號
REFERENCE No.
M/NT/16/133

圖 PLAN
49

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年1月5日
核准的分區計劃大綱圖編號S/MOS/22
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/MOS/22 APPROVED ON 5.1.2016



烏龜沙咀
WU KWAI SHA TSUI



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 MOS 4
新界沙田馬鞍山白石石陸岬東南部

CDA SITE REF. No. MOS 4
SOUTHEASTERN PART OF WHITEHEAD HEADLAND
MA ON SHAN
SHA TIN, NEW TERRITORIES

SCALE 1:7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

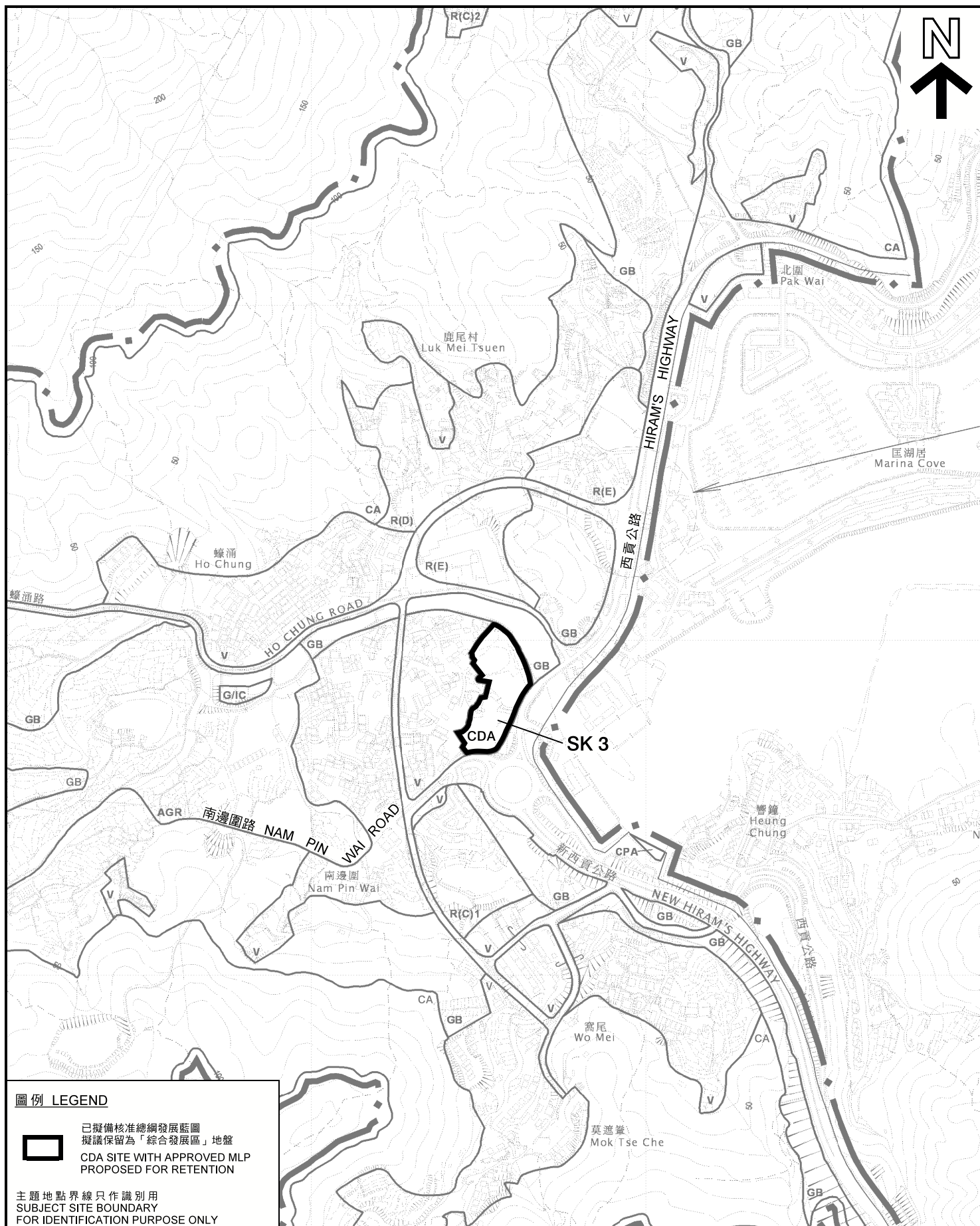
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/134

圖 PLAN
50

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年1月5日
核准的分區計劃大綱圖編號S/MOS/22
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/MOS/22 APPROVED ON 5.1.2016



圖例 LEGEND



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

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

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2017年5月19日擬備，
所根據的資料為於2014年3月11日
核准的分區計劃大綱圖編號S/SK-HC/11

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/SK-HC/11 APPROVED ON 11.3.2014

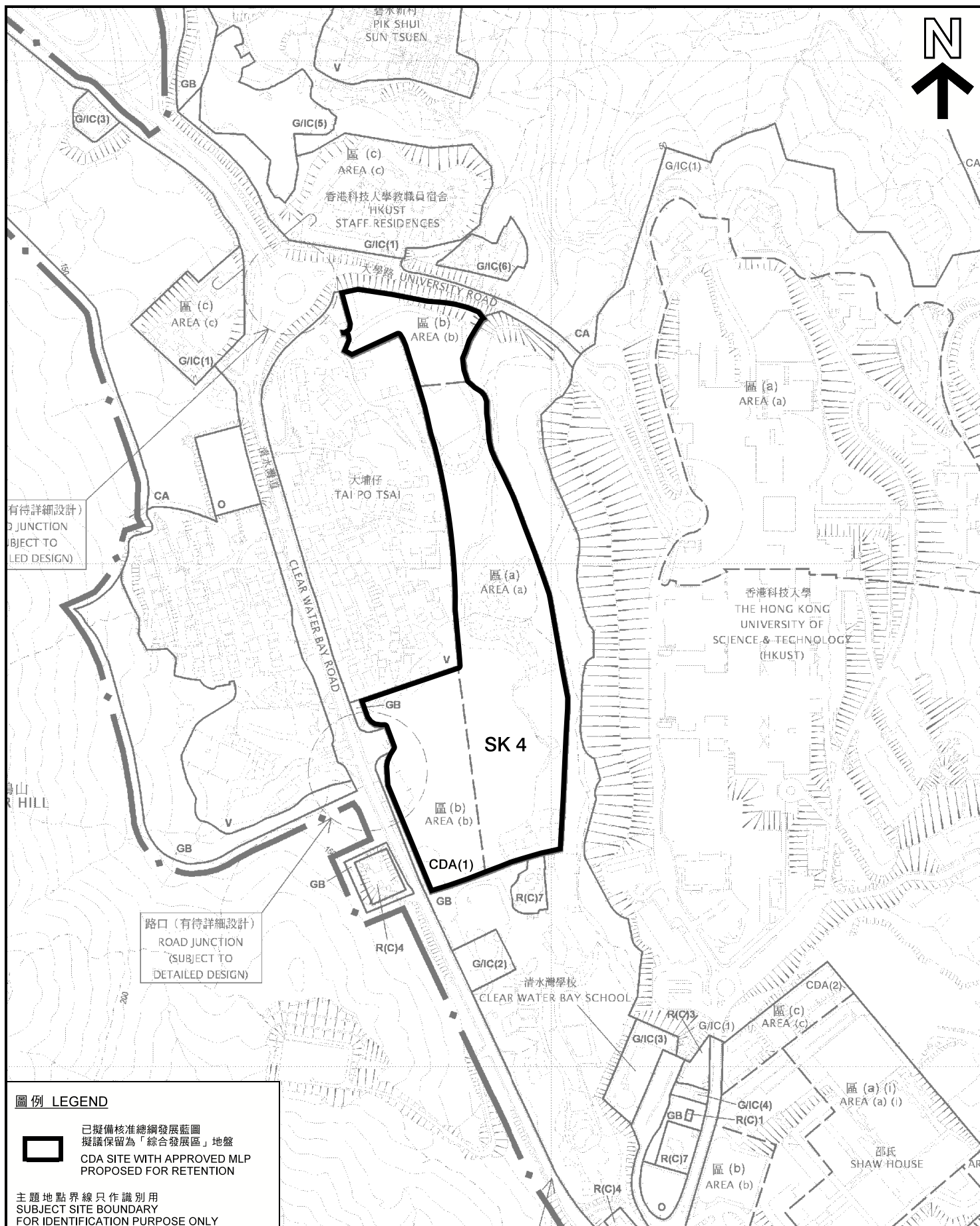
SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

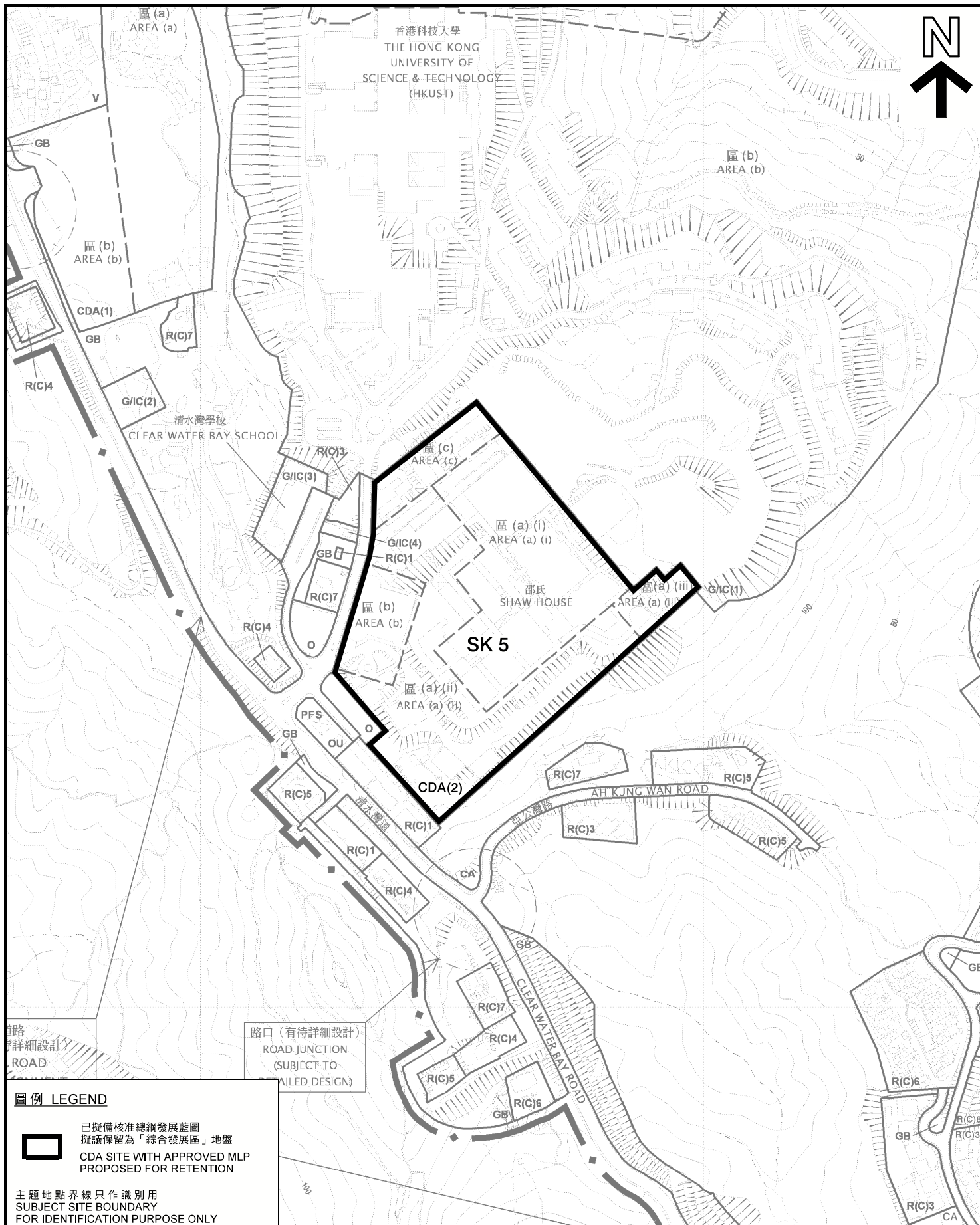
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/135

圖 PLAN
51





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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2013年12月3日
核准的分區計劃大綱圖編號S/SK-CWBN/6

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/SK-CWBN/6 APPROVED ON 3.12.2013

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

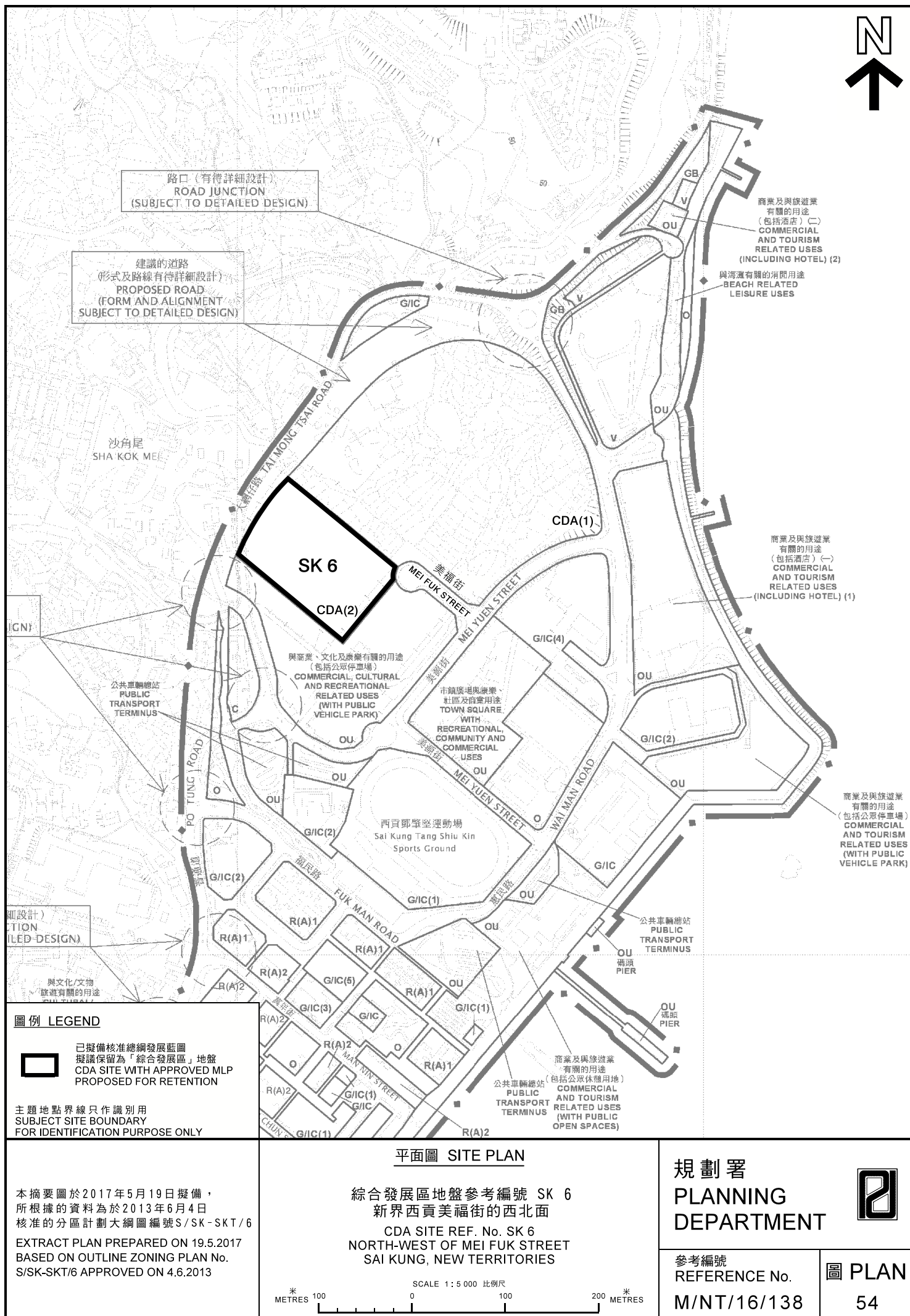
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/137

圖 PLAN
53



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2013年6月4日
核准的分區計劃大綱圖編號S/SK-SKT/6
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/SK-SKT/6 APPROVED ON 4.6.2013

平面圖 SITE PLAN

綜合發展區地盤參考編號 SK 6
新界西貢美福街的西北面
CDA SITE REF. No. SK 6
NORTH-WEST OF MEI FUK STREET
SAI KUNG, NEW TERRITORIES

SCALE 1 : 5 000 比例尺

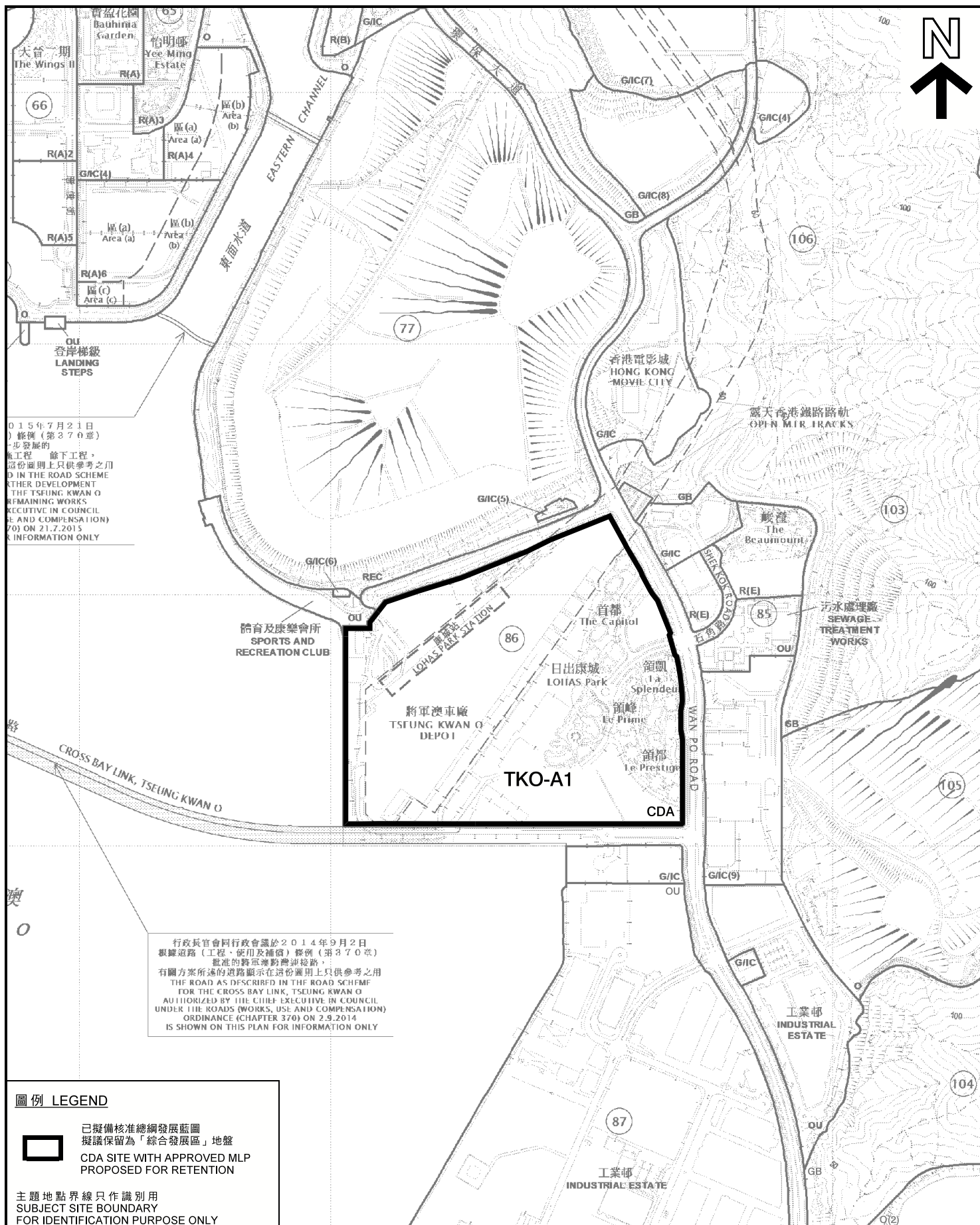
米 100 METRES 0 100 200 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/138

PLAN
54



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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年3月14日
核准的分區計劃大綱圖編號S/TKO/24
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TKO/24 APPROVED ON 14.3.2017

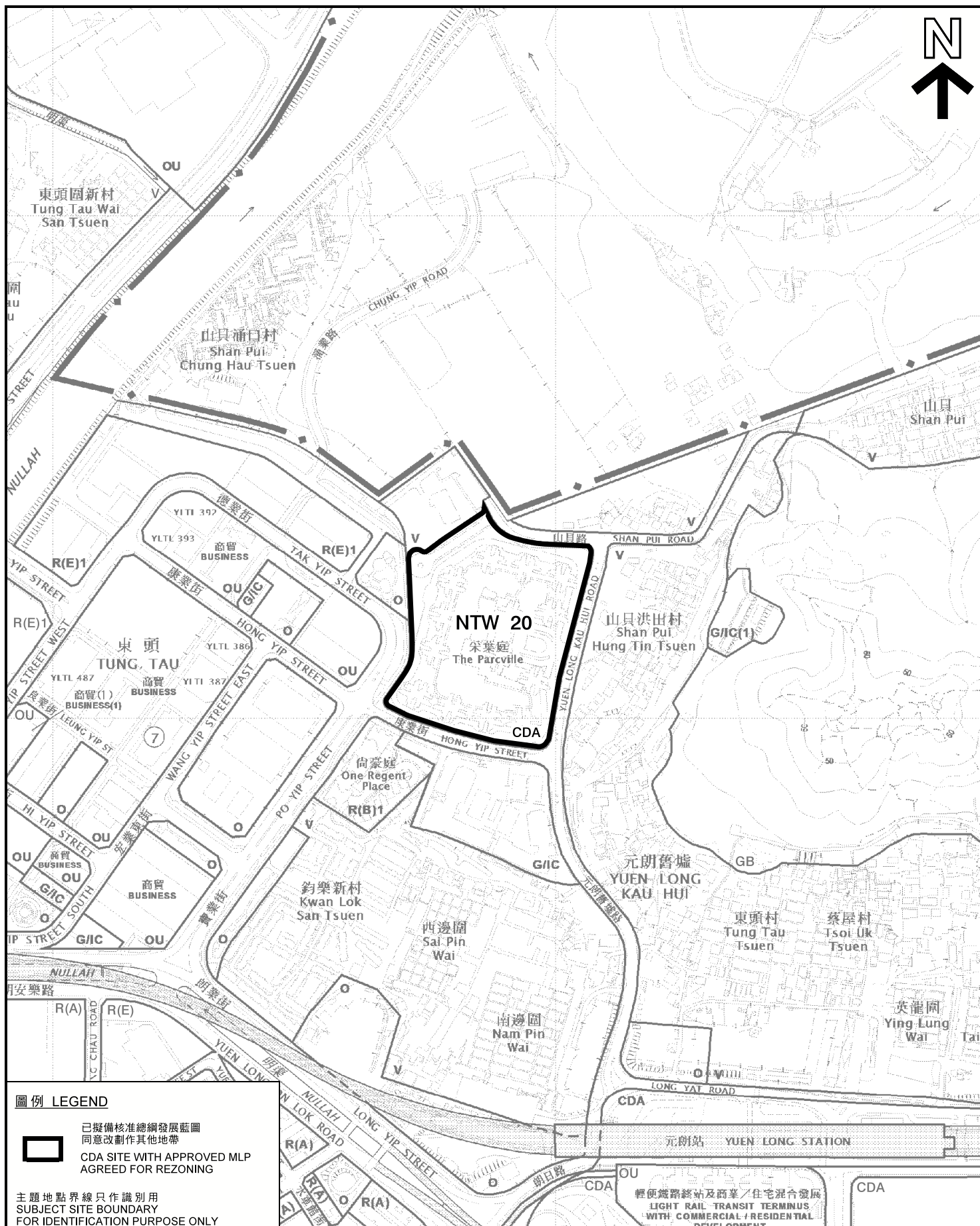
SCALE 1:10 000 比例尺
100 0 100 200 300 400 500 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/139

圖 PLAN
55



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 20
新界元朗德業街

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

SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES

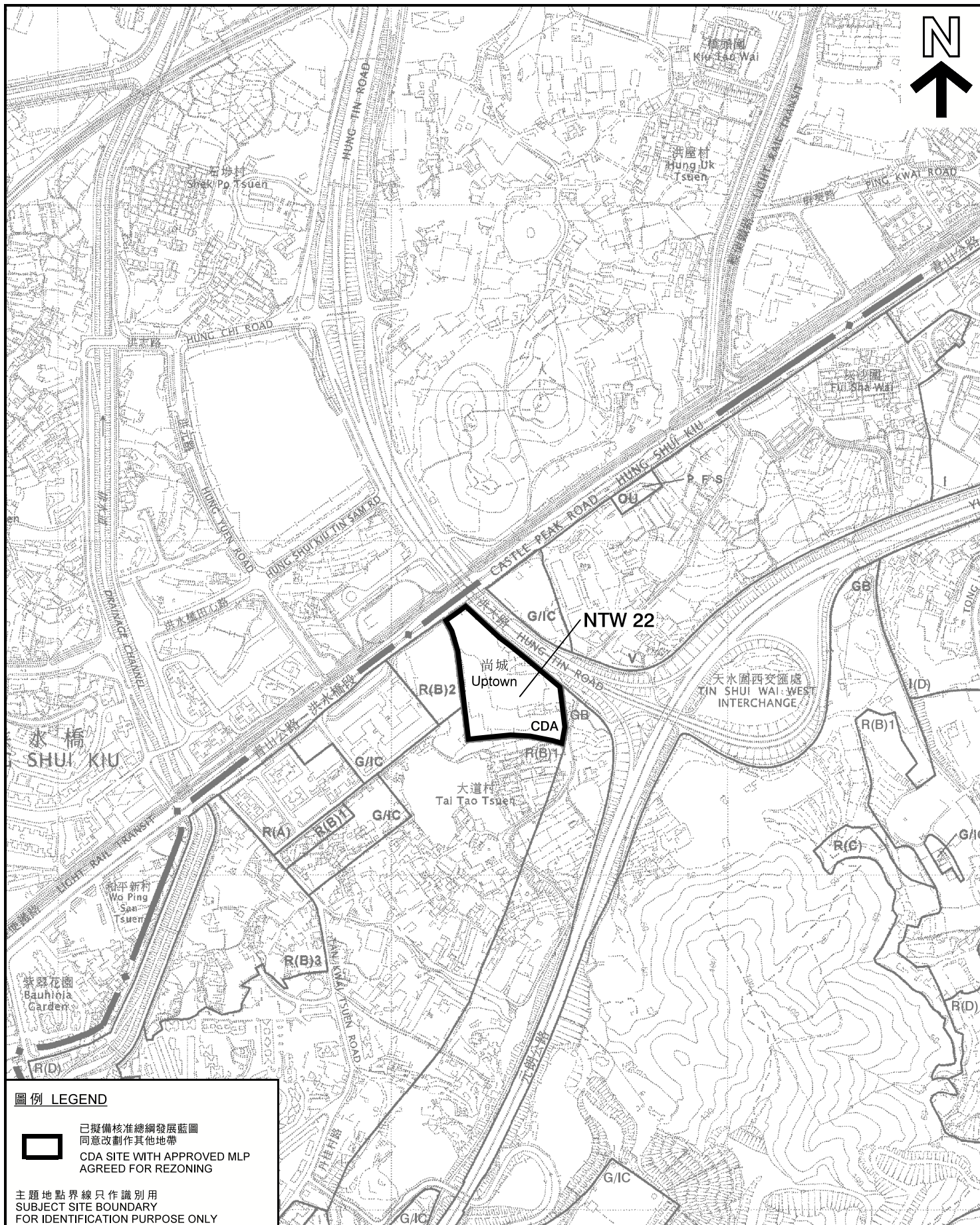
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/110

圖 PLAN
57

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號S/YL/23
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於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 19.5.2017
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 22
新界元朗青山公路-洪水橋段
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
CASTLE PEAK ROAD - HUNG SHUI KIU
YUEN LONG, NEW TERRITORIES

SCALE 1:7 500 比例尺

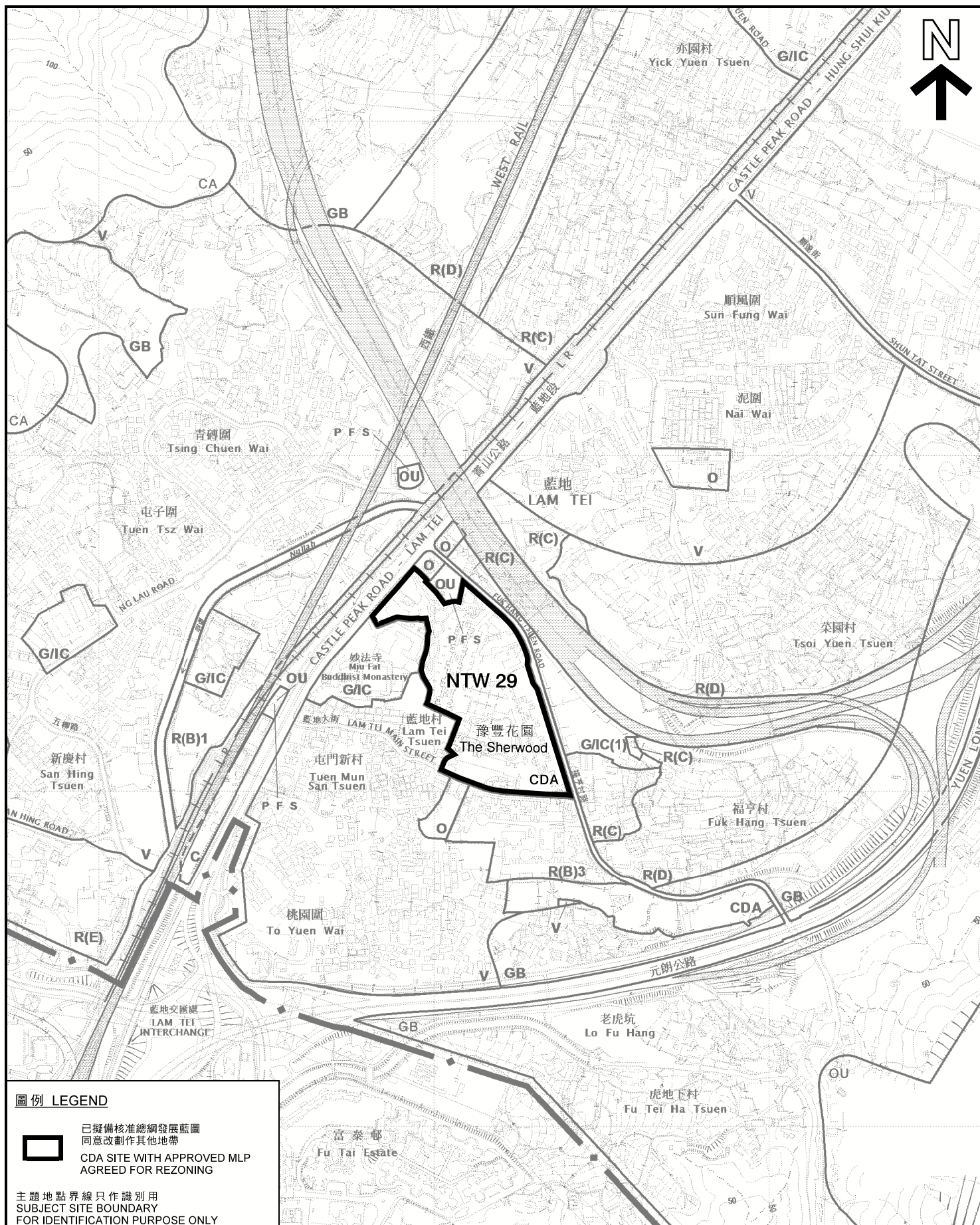
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/141

圖 PLAN
58



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年9月8日
核准的分區計劃大綱圖編號S/TM-LTTY/8

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TM-LTTY/8 APPROVED ON 8.9.2015

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界處

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

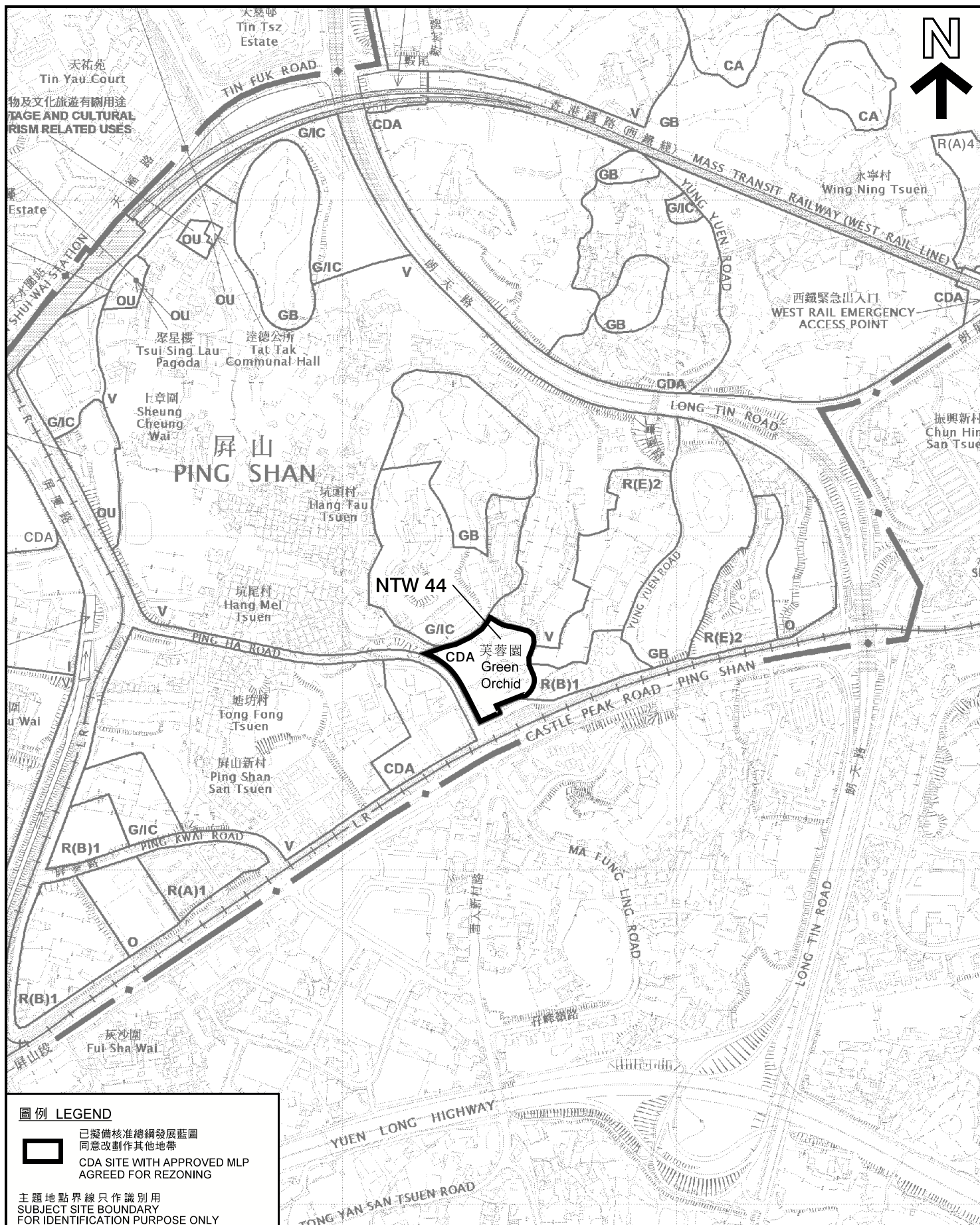
SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/142

圖 PLAN
59



圖例 LEGEND

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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年6月2日
核准的分區計劃大綱圖編號S/YL-PS/16
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/16 APPROVED ON 2.6.2015

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 44
新界元朗屏山
屏厦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

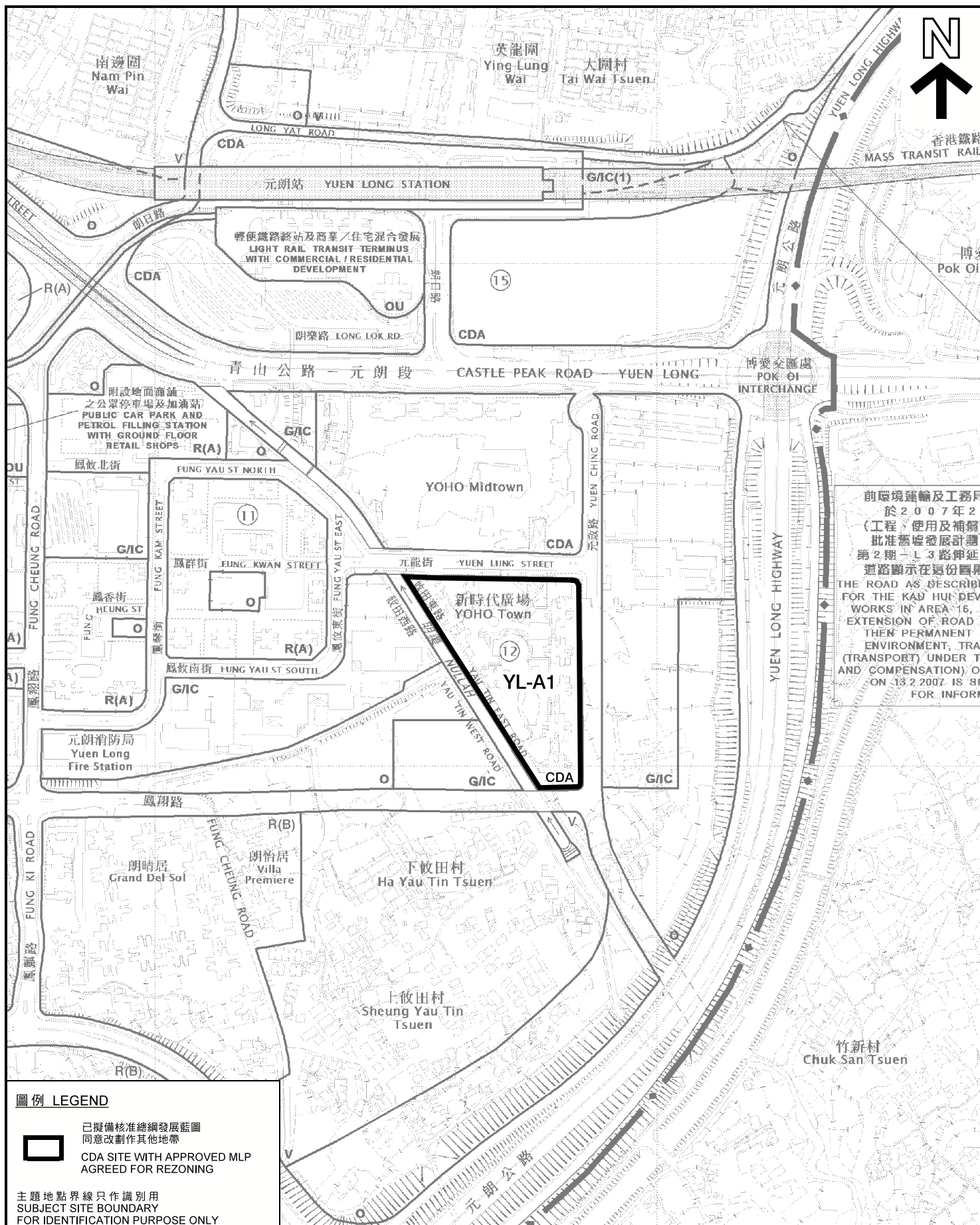
SCALE 1:7 500 比例尺
米 METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/143

圖 PLAN
60



前環境運輸及工務局
於2007年2月
(工程、使用及補償)
批准舊墟發展計劃
第2期—L3路伸延
道路顯示在這份圖
THE ROAD AS DESCRIBED
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

圖例 LEGEND

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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號S/YL/23
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016

平面圖 SITE PLAN

綜合發展區地盤參考編號 YL-A1
新界元朗元龍街和元政路交界處

CDA SITE REF. No. YL-A1
J/O YUEN LUNG STREET AND YUEN CHING ROAD
YUEN LONG, NEW TERRITORIES

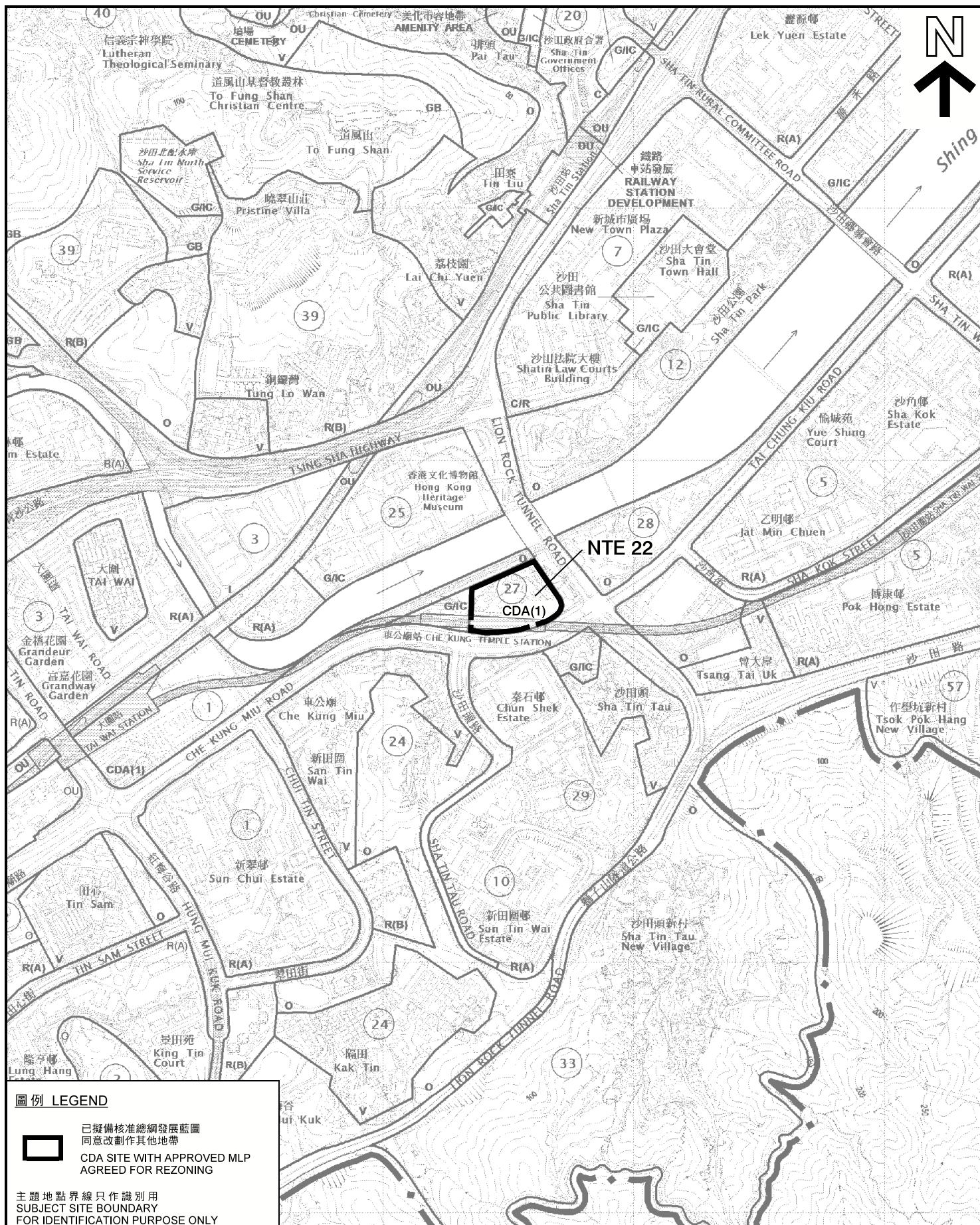
SCALE 1:5 000 比例尺
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/118

圖 PLAN
61



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年1月13日
展示的分區計劃大綱圖編號S/ST/33
EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/ST/33 EXHIBITED ON 13.1.2017

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

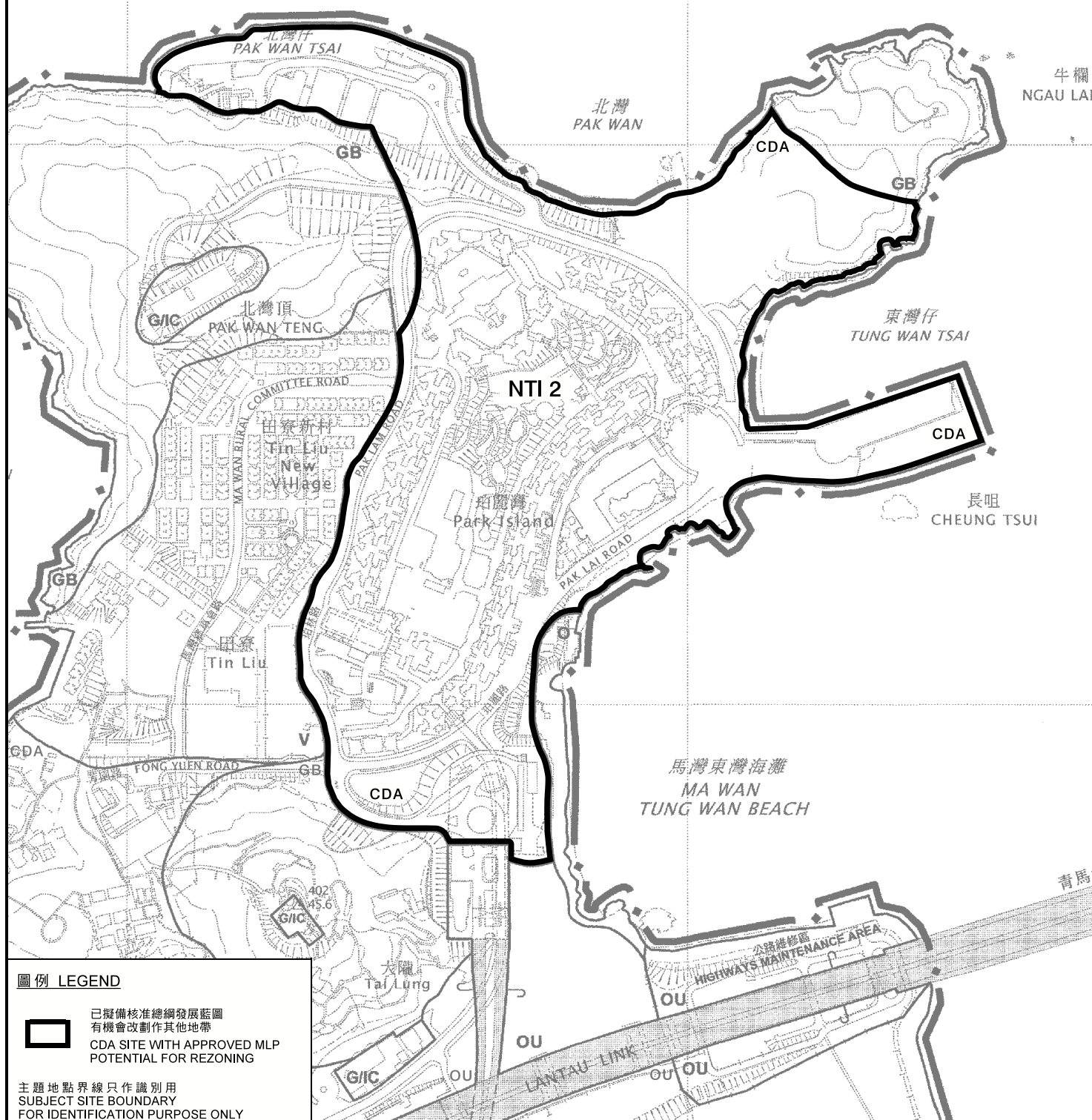
SCALE 1:10 000 比例尺
100 0 100 200 300 400 500 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/131

圖 PLAN
62



圖例 LEGEND



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

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

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
珀麗灣

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

SCALE 1:5 000 比例尺

100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/144

圖 PLAN
63

本摘要圖於2017年5月19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 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/I-MWI/14 APPROVED ON 2.6.2009