

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

**RNTPC Paper No. 8/15
For Consideration by the
Rural and New Town Planning Committee on 22.5.2015**

**Review of Sites Designated “Comprehensive Development Area”
on Statutory Plans in the New Territories for the Year 2014/2015**

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on Statutory Plans in the New Territories for the Year 2014 /2015**

1. PURPOSE

The purpose of this Paper is to brief the Committee on the results of the review of the sites designated “Comprehensive Development Area” (“CDA”) on the statutory plans in the New Territories for the year 2014/2015 (i.e.1.4.2014 – 31.3.2015). The review will assist the Committee in:

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

2. BACKGROUND

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

3. CURRENT SITUATION

3.1 There are a total of 68 “CDA” sites in the New Territories by the end of March 2015 (**Plans 1 to 5**). These include 2 “CDA” sites designated for less than 3 years, i.e. the site to the south of Kwu Tung Road and to the west of Hang Tau Road (NTE 23) (**Plan 67**), and the site at Cheung Chun San Tsuen, Kam Tin North (NTW 56) (**Plan 68**) which were designated on the relevant outline zoning plans (OZPs) in 2013 and 2014 respectively.

3.2 The review has examined 66 “CDA” sites that have been designated for more than 3 years by March 2015, as follows:

(a) “CDA” Sites With No Approved Master Layout Plan (MLP)	26
(b) “CDA” Sites With Approved MLP	40
Total	66

Progress of “CDA” Sites already Agreed for Rezoning

3.3 A total of 12 “CDA” sites have been agreed in-principle by the Committee for rezoning. Amongst these sites, a site located to the northeast of Lingnan University Main Campus at Fu Tei, Tuen Mun (NTW 32A) (**Plan 69**) was rezoned to “R(B)16” on the draft Tuen Mun OZP No. S/TM/32, which was gazetted on 2.5.2014. In addition, the Former Burma Lines Military Sites (NTE 19) (**Plan 70**) were rezoned to “Government, Institution or Community (2)” and “Green Belt” in 2012. Upon the completion of an engineering feasibility study, the Committee agreed in May 2015 to rezone the “G/IC(2)” site to “R(A)”, “R(B)”, “G/IC” and “Open Space” to facilitate public housing, private housing, international school and open space development on the site. The remaining 10 sites comprise:

- (a) 4 sites including NTW 10, NTW 11, NTW 12, NTW 13 (**Plans 26**) to be rezoned pending completion of the Hung Shui Kiu New Development Area Planning and Engineering Study (HSK NDA Study); and
- (b) 6 sites including NTW 20 (**Plans 31**), NTW 22 (**Plans 62**), NTW 29 (**Plans 63**), NTW 44 (**Plan 64**), YL-A1 (**Plan 39**) and NTE 22 (**Plans 52**) to be rezoned to reflect as-built conditions.

The latest progress of these 10 sites is shown in the table below:

CDA Site	RNTPC's Previous Agreement	Current Proposal	Progress
NTW 10 NTW 11 NTW 12 NTW 13 (Plan 26) Lau Fau Shan Road, Ha Tsuen	Agreed for rezoning	To be rezoned pending completion of the HSK NDA Study	<i>(pl refer to para. 4.2.3 below and Appendix II)</i>
NTW 20 (Plan 31) Tak Yip Street, Yuen Long	Agreed for rezoning to reflect the completed development	To be retained at this stage after reviewing the imminence of rezoning this site which is occupied by a pure residential development under multiple ownership	<i>(pl refer to paras. 3.5 & 4.3.1 (f) below and Appendix III)</i>
NTW 22 (Plan 62) Castle Peak Road, Hung Shui Kiu, Yuen Long	Agreed for rezoning to reflect the completed development	To be rezoned pending completion of the HSK NDA Study which may affect the planning circumstance in the vicinity	<i>(pl refer to para. 4.3.2 (b) below and Appendix IV)</i>

CDA Site	RNTPC's Previous Agreement	Current Proposal	Progress
NTW 29 (Plan 63) Junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Lam Tei, Tuen Mun	Agreed for rezoning to reflect the completed development	To be rezoned pending confirmation of the future land uses of Lam Tei Quarry, which may affect the planning circumstances in the area	<i>(pl refer to para. 4.3.2 (c) below and Appendix IV)</i>
NTW 44 (Plan 64) East of Ping Ha Road and north of Castle Peak Road, Ping Shan	Agreed for rezoning to reflect the completed development	To be rezoned pending completion of the HSK NDA Study which may affect the planning circumstance in the vicinity	<i>(pl refer to para. 4.3.2 (c) below and Appendix IV)</i>
YL-A1 (Plan 39) J/O Yuen Lung Street and Yuen Ching Road, Yuen Long, New Territories	Agreed for rezoning to reflect the completed development	To be retained at this stage after reviewing the imminence of rezoning this site which is occupied by a pure residential development under multiple ownership	<i>(pl refer to paras. 3.5 & 4.3.1 (f) below and Appendix III)</i>
NTE 22 (Plan 52) Che Kung Temple Station, Ma On Shan Rail, Sha Tin, New Territories	Agreed for rezoning to reflect the completed development	Adequate flexibility has already been allowed for the subsequent modification of uses within the development under the approved MLP. The “CDA” zoning is proposed to be retained at this stage after review	<i>(pl refer to paras. 3.5 & 4.3.1 (f) below and Appendix III)</i>

3.4 In view of the imminent need to expedite supply of housing land, the priority of district planning has been accorded to the zoning amendments related to housing sites to facilitate early implementation of public and private housing projects. Opportunities will be taken to incorporate the amendments of previously agreed “CDA” sites for rezoning in the coming revisions of the relevant OZPs.

3.5 However, in view of the purpose of the proposed rezoning of NTE 22 (**Plan 52**) is primarily to provide flexibility in subsequent modification of uses within the development without the need for submission of a revised MLP and adequate flexibility has already been allowed for the subsequent modification of uses within the development under the approved MLPs, the zoning of “CDA” for NTE 22 is proposed to be retained at this stage. NTW20 and YL-A1 are also considered not necessary to be rezoned at this stage as they are occupied by pure residential

developments under multiple ownership for which modifications of the uses are unlikely. Similarly, the eastern part of NTW 33 (**Plan 33**), which has previously been identified as site with potential for rezoning, is also considered not necessary to be rezoned at this stage as the eastern part of NTW 33 is occupied by a pure residential development under multiple ownership. The retention of the “CDA” zoning at this stage would not over restrictive or invite unnecessary planning applications.

4. THE REVIEW

4.1 “CDA” Sites Currently Covered by Consultancy Studies

There are a total of 12 “CDA” sites currently covered by various consultancy studies or land use reviews. All of these sites are not subject to an approved MLP and would not be considered for rezoning in the current review pending the completion of the respective study. A summary of such sites is appended in the table below and highlighted in **Appendices I and II** for easy reference.

CDA Site	Consultancy Study/ Land Use Review	Anticipated Completion Year	Finding of Review
1. NTW 10 (Plan 26)	HSK NDA Study	Mid 2016	Appendix II
2. NTW 11 (Plan 26)	HSK NDA Study	Mid 2016	Appendix II
3. NTW 12 (Plan 26)	HSK NDA Study	Mid 2016	Appendix II
4. NTW 13 (Plan 26)	HSK NDA Study	Mid 2016	Appendix II
5. NTW 14 (Plan 7)	HSK NDA Study	Mid 2016	Appendix I
6. NTW 15 (Plan 8)	HSK NDA Study	Mid 2016	Appendix I
7. NTW 21 (Plan 11)	HSK NDA Study	Mid 2016	Appendix I
8. NTW 23 (Plan 12)	HSK NDA Study	Mid 2016	Appendix I
9. NTW 40 (Plan 14)	Review on the “CDA” zoning to be conducted upon finalization of the alignment of NOL	Subject to review	Appendix I
10. NTW 43 (Plan 15)	HSK NDA Study	Mid 2016	Appendix I
11. NTW 49 (Plan 16)	Review on the “CDA” zoning subject to further study as recommended under the Land Use Review for Kam Tin South and Pat Heung	Subject to review	Appendix I

CDA Site	Consultancy Study/ Land Use Review	Anticipated Completion Year	Finding of Review
12. NTI 5 (Plan 24)	Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study	Mid 2016	Appendix I

4.2 “CDA” Sites with No Approved MLP (Total: 26)

Sites Proposed for Retention (Total 22)

4.2.1 There are a total of 26 “CDA” sites designated for more than 3 years with no approved MLP. 22 of them are proposed for retention and the status of these sites is summarised as follows (**Appendix I**):

- (a) proposals for 2 sites are actively being pursued with MLPs being prepared (NTW 17 and NTW 18) (**Plans 9 and 10**);
- (b) approved MLPs for 2 sites have lapsed and the applicants are reviewing the development proposals for the sites (NTE 9 and SK-A1) (**Plans 21 and 25**);
- (c) review of land use proposals for 8 sites are subject to the findings of the on-going or proposed planning studies (NTW 14, NTW 15, NTW 21, NTW23, NTW 40, NTW 43, NTW 49 and NTI 5) (**Plans 7, 8, 11, 12, 14, 15, 16 and 24**); and
- (d) 10 sites are subject to various planning concerns such as traffic, environmental and/or visual impacts which need to be properly addressed (NTW 9, NTW 36, NTW 50, NTW 51, NTW 52, NTW 53, NTW 54, NTW 55, SK 7 and TKO 1) (**Plans 6, 13, 17, 18 to 20, 22 and 23**).

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

Sites already Agreed for Rezoning (Total: 4)

4.2.3 The Committee agreed in principle to rezone the 4 “CDA” sites in Ha Tsuen (NTW 10, NTW 11, NTW 12 and NTW 13) (**Plan 26**) to “Residential (Group E)” (“R(E)”) due to fragmented ownership on 15.3.2002. However, it was announced in the 2007-2008 Policy Address that the HSK NDA Study would be conducted and the 4 “CDA” sites fall within the study boundary. The HSK NDA Study commenced in August 2011 and is scheduled for completion by early 2016. It is considered prudent to hold back the rezoning until completion of the study so as not to pre-empt the findings of the study. Details of these 4 sites are at **Appendix II**.

4.3 “CDA” Sites with Approved MLP (Total: 40)

Sites Proposed for Retention (Total: 35)

4.3.1 There are 40 “CDA” sites that have been designated for more than 3 years with approved MLP. Amongst these sites, a total of 35 “CDA” sites with approved MLP are proposed for retention, of which 30 sites have achieved some progress in implementation in terms of processing of lease matters/building plans or at various stages of building construction. NTW 37 was sold by tender in mid-2014 for private residential development required to be completed by September 2021. Retention of the “CDA” designations for such sites is considered necessary to ensure the development is properly implemented in accordance with the approved MLPs and approval conditions. The remaining four sites, including NTW 20, YL-A1 and NTE 22 which have already been agreed for rezoning, and NTW 33 identified as site with potential for rezoning, are proposed to be retained as “CDA” at this stage after review. Detailed justifications for the retention of these sites are at **Appendix III**. A brief account of these sites is as follows:

- (a) **8** sites with construction works in progress or the developments partially completed (NTW 5, NTW 6, YL-A3, YL-A4, NTE 4, MOS 2, TKO-A1 and NTI 1) (**Plans 28, 29, 41, 42, 44, 53, 60 and 61**);
- (b) **4** sites with building plans approved or under preparation (NTW 38, NTW 41, NTE 1 and SK 6) (**Plans 35, 37, 43 and 59**);
- (c) **1** site sold by tender in mid-2014 for private residential development with a fresh planning application under processing (NTW 37) (**Plan 34**);
- (d) **14** sites with land exchange/lease modification being processed or completed (NTW 8, NTW 31, NTW 39, NTW 42, YL-A2, NTE 5, NTE 14, NTE 15, NTE 18, NTE 20, NTE 21, SK 3, SK 4 and SK 5) (**Plans 30, 32, 36, 38, 40, 45, 47, 48, 49, 50, 51, 56, 57 and 58**);
- (e) **4** sites showing signs of implementation with MLPs approved in 2009 (NTE 13) (**Plan 46**), 2010 (NTW3) (**Plan 27**), 2014 (MOS 4) (**Plan 55**) and 2015 (MOS 3) (**Plan 54**);
- (f) **3** sites previously agreed for rezoning but considered no imminence of rezoning at this stage after review (NTW 20, YL-A1 and NTE 22) (**Plans 31, 39 and 52**); and
- (g) **1** site previously identified as site with potential for rezoning but considered no imminence of rezoning at this stage after review (NTW 33) (**Plan 33**).

Sites already Agreed for Rezoning (Total: 3)

4.3.2 There were 3 “CDA” sites (NTW 22, NTW 29, NTW 44) previously agreed by the Committee for rezoning. The progress of the 3 “CDA” sites are detailed in **Appendix IV** and summarised below:

- (a) since the residential development under an approved planning scheme (No. A/YL-TYST/322) covering the majority of the “CDA” site at Castle Peak Road, Hung Shui Kiu, Yuen Long (NTW 22) (**Plan 62**), 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. However, the land use zonings for the residual undeveloped private lots on the western, southern and eastern edges of the “CDA” site would be reviewed pending completion of the HSK NDA Study which may affect the planning circumstance in the vicinity.

The proposed amendments to the entire “CDA” site would be submitted to the Committee for consideration in due course; and

- (b) the Committee has also agreed to rezone the “CDA” sites at the junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Tuen Mun (NTW 29) (**Plan 63**), 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 64**) to appropriate zonings to reflect the completed residential development and approved uses. However, the zoning of the residual portion of the sites would also be reviewed pending confirmation of the future land uses of Lam Tei Quarry and HSK NDA Study respectively, which may affect the planning circumstances in the areas. Proposed amendments to the OZPs for the entire “CDA” zones will be submitted to the Committee for consideration in due course.

Sites Proposed for Rezoning (Total: 1)

- 4.3.3 The development of the “CDA” zone in Tung Chung Town Centre (TCTLs 1, 2, 3, 4 & 5) (NTI 3) (**Plan 65**) has been completed and all the approval conditions of the approved scheme (Application No. A/I-TCTC/28) have been complied with. The Certificates of Compliance for different town lots were issued by the Lands Department between 1995 and 2011. It is proposed to rezone the “CDA” site to residential and commercial zones to reflect as-built conditions and approved uses. The proposed amendments to the “CDA” site would be submitted to the Committee for consideration with amendments related to the Tung Chung New Town Extension Study when finalized. Detailed justifications for rezoning are at **Appendix V**.

Sites with Potential for Rezoning (Total: 1)

- 4.3.4 On 15.3.2013, the Committee noted that the site at Tung Wan and Tung Wan Tsai, Ma Wan Island (NTI 2) (**Plan 66**) has potential for rezoning. As developments on the concerned “CDA” zones have been completed, it has potential for rezoning to appropriate zonings. The comprehensive development of the site is required to take account of various constraints, such as restricted vehicular access, traffic and rail noise from the Lantau Link. The latest approved MLP was deposited in the Land Registry in July 2007. The MLP reflects the approved scheme of Application No. A/I-MWI/38. Lease modification was approved on 26.2.1999. The building works of the Park Island have been substantially completed. Occupation Permit for the last phase (Phase 6) of Park Island was issued on 30.6.2009. The applicant submitted on 18.3.2015 contingency plans for traffic arrangement under emergency situations for the consideration of the Transport Department with a view to discharging the related approval condition. The site has the potential for rezoning to reflect the residential and commercial uses subject to the full compliance with the approval conditions. Details of the sites are at **Appendix VI**.

Questionnaires

- 4.3.5 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 2014/early 2015 in order to have a better understanding on the implementation of the sites. The Planning Department has received a total of 18 replies.

4.3.6 From the replies, the following is noted:

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

4.4 Summary

The following table summarises the proposals of the current review:

	With No Approved MLP	With Approved MLP	Total
No. of Sites Proposed for Retention	22 (Appendix I)	35 (Appendix III)	57
No. of Sites Already Agreed for Rezoning	4 (Appendix II)	3 (Appendix IV)	7
No. of Sites Proposed for Rezoning	-	1 (Appendix V)	1
No. of Sites have Potential for Rezoning	-	1 (Appendix VI)	1
Total number of “CDA” sites designated for more than 3 years			66

5. CONSULTATION

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

6. DECISION SOUGHT

6.1 Members are requested to:

- (a) note the findings of the review of the sites designated “CDA” on statutory plans in the New Territories;
- (b) agree to the retention of the “CDA” designation for the sites mentioned in paragraphs 4.2.1 and 4.3.1 and detailed at **Appendices I and III**;
- (c) note the agreement of the Committee to rezone the sites mentioned in paragraphs 4.2.3 and 4.3.2 and detailed at **Appendices II and IV**;

- (d) agree in-principle to the proposed rezoning of the “CDA” site in paragraph 4.3.3 and detailed at **Appendix V**; and
 - (e) note the site with potential for rezoning in paragraph 4.3.4 and detailed at **Appendix VI**.
- 6.2 Should the Committee agree in-principle to the proposed rezoning of the concerned “CDA” sites, papers on the detailed rezoning proposals with development restrictions, if any, would be submitted to the Committee for consideration in due course.

ATTACHMENTS

Appendix I	List of “CDA” Sites with No Approved MLP and Proposed for Retention
Appendix II	List of “CDA” Sites with No Approved MLP and already Agreed for Rezoning
Appendix III	List of “CDA” Sites with Approved MLP and Proposed for Retention
Appendix IV	List of “CDA” Sites with Approved MLP and already Agreed for Rezoning
Appendix V	“CDA” Site with Approved MLP and Proposed for Rezoning
Appendix VI	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 & Yuen Long East District
Plan 3	Location Plan of “CDA” Sites in Sha Tin, Tai Po & North District
Plan 4	Location Plan of “CDA” Sites in Sai Kung and Islands District
Plan 5	Location Plan of “CDA” Sites in Ma Wan
Plans 6 to 68	Extract Plans of Individual “CDA” Sites
Plan 69	Extract Plan of the Former “CDA” Site – Northeast of Lingnan University Main Campus at Fu Tei, Tuen Mun
Plan 70	Extract Plan of the Former “CDA” Site – Former Burma Lines Military Sites

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

(Total: 22 - NTW 9, NTW 14, NTW 15, NTW 17, NTW 18, NTW 21, NTW 23, NTW 36, NTW 40, NTW 43, NTW 49, NTW 50, NTW 51, NTW 52, NTW 53, NTW 54, NTW 55, NTE 9, SK 7, TKO 1, NTI 5 & SK-A1)
(Plans 6 to 25)

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)	20	<ul style="list-style-type: none"> The site was first designated on 22.4.1994. The boundary was adjusted to facilitate the development of a salt water pumping station on 19.4.2002. In accordance with the recommendations of the “Planning and Engineering Review of Potential Housing Sites in Tuen Mun East Area – Feasibility Study” (Tuen Mun East Study), the boundary was further adjusted and a maximum plot ratio (PR) of 1.3 and building height (BH) restriction of +41mPD have been imposed for the site on the Tuen Mun Outline Zoning Plan (OZP) on 16.10.2009. The site is on Government land and is currently under temporary uses. The “Comprehensive Development Area” (“CDA”) zoning of the site should be retained to ensure that the proposed residential development at such a large waterfront site would be designed in a comprehensive manner taking into account various planning considerations such as visual prominence of the site, environmental quality, land use compatibility, traffic and infrastructural provisions as well as phasing requirements.
NTW 14 (Plan 7)	South of Tin Wah Road, Ha Tsuen, Yuen Long, New Territories (15.46 ha) (multiple ownership)	20	<ul style="list-style-type: none"> The site is located within the study area of the Hung Shui Kiu New Development Area Planning and Engineering Study (HSK NDA Study) which commenced in August 2011 for completion in mid 2016. The “CDA” designation of the site is recommended to be retained at this juncture pending the recommendation of the Study.
NTW 15 (Plan 8)	East of Tung Tau Tsuen, Ha Tsuen, Yuen Long, New Territories (6.59 ha) (multiple ownership)	20	<ul style="list-style-type: none"> The site is located within the study area of HSK NDA Study, which commenced in August 2011 for completion in mid 2016. The “CDA” designation of the site is recommended to be retained at this juncture pending the recommendation of the Study.
NTW 17 (Plan 9)	South of Tam Mei Barracks, Ngau Tam Mei, Yuen Long, New Territories (19.68 ha) (multiple ownership)	20	<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

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>subsequently lodged a review under s.17 of the Town Planning Ordinance (TPO) but the applicant withdrew the review on 23.8.2010.</p> <ul style="list-style-type: none"> As the "CDA" proposal is actively being pursued, and in view of the potential environmental concerns, it is inappropriate to change the land use zoning of the site at this juncture.
NTW 18 (Plan 10)	<p>East of Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long, New Territories</p> <p>(9.62 ha)</p> <p>(multiple ownership)</p>	20	<ul style="list-style-type: none"> On 3.11.1995, the Committee considered a s.16 application (No. A/YL-NTM/3) for a comprehensive residential development for the site and decided to defer the consideration of the case pending the applicant's submission of detailed impact assessment and mitigation proposals. The application was withdrawn on 27.12.2001. On 26.3.2009, an application (No. A/YL-NTM/235) for the "CDA" site for low-rise residential development of 193 houses was submitted, but the applicant subsequently withdrew the application on 7.3.2011. On 4.5.2012, an application (No. A/YL-NTM/274) for the "CDA" site for proposed comprehensive residential development and supporting commercial facilities was submitted. On 15.6.2012, 21.9.2012 and 21.12.2012, upon requests of the applicant, the Committee decided to defer a decision on the application in order to allow sufficient time for preparation of supplementary information to address departmental comments. The applicant had subsequently submitted further information to support the application. The application was withdrawn on 10.1.2014. The proposed NOL will run across the site. The railway will increase the development potential of the site whilst imposing environmental constraints such as noise impact on the nearby areas. As the "CDA" proposal is actively being pursued, and in view of the potential environmental concerns, it is inappropriate to change the land use zoning of the site at this juncture.
NTW 21 (Plan 11)	<p>Lots 2744ARP, 2744BRP and adjoining Government land in DD 124, Tan Kwai Tsuen Road, Yuen Long, New Territories</p> <p>(0.99 ha)</p> <p>(single ownership)</p>	18	<ul style="list-style-type: none"> The site was granted with planning permission for residential development by the Committee under Application No. A/YL-TYST/14 on 11.7.1997 valid until 11.7.1999. Subsequently, the validity period of the planning approval was extended 3 times for a total period of 6 years up to 11.7.2005 at the request of the applicant. Application No. A/YL-TYST/292 for minor amendments to the approved scheme under Application No. A/YL-TYST/14 was submitted on 19.5.2005 and was approved with conditions by the Director of Planning (D of Plan) on 26.9.2005 under the delegated authority of the Town Planning Board (the Board), with validity period up to 26.9.2009. Owing mainly to the need to resolve the road access issue, the land exchange has yet to be finalized and the approved development cannot be regarded as commenced. The planning permission lapsed on 26.9.2009. The site is located within the study area of the HSK NDA Study which commenced in August 2011 for completion in

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
			mid 2016. The “CDA” designation of the site is recommended to be retained at this juncture pending the recommendation of the Study.
NTW 23 (Plan 12)	West of Hung Tin Road, Hung Shui Kiu, Yuen Long, New Territories (3.63 ha) (multiple ownership)	21	<ul style="list-style-type: none"> The site was zoned “Other Specified Use” (“OU”) annotated “LRT Facilities with Possible Commercial and Residential Development to include Bus Terminus, Public Multi-storey Carpark, Indoor Recreation Centre and Market” on the Hung Shui Kiu Layout Plan (LP) No. L/YL-HSK/2 which was considered to be essential for the maintenance of the Light Rail system. The Master Layout Plan (MLP) for the site was once approved by the Committee on 8.8.1997 but the approval for the application (No. A/YL-PS/12) subsequently lapsed on 8.8.2003. However, the Mass Transit Railway Corporation Limited (MTRCL) has indicated that there is no development programme for the site at this stage. The site is located at the junction of Hung Tin Road and Castle Peak Road and is subject to traffic noise impact. The site is located within the study area of the HSK NDA Study which commenced in August 2011 for completion in mid 2016. According to the Preliminary Outline Development Plan (ODP) of the Study, the site is proposed as “OU” annotated “Residential cum MTR Bus Depot”. The “CDA” designation of the site is recommended to be retained at this juncture pending the recommendation of the Study.
NTW 36 (Plan 13)	Area 112, Tin Shui Wai, New Territories (7.55 ha) (single ownership)	17	<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/61) for a proposed comprehensive residential development with commercial uses for the site was submitted on 27.2.2015 and is being processed.
NTW 40 (Plan 14)	Long Ha, Kam Tin, Yuen Long, New Territories (11.28 ha) (multiple ownership)	15	<ul style="list-style-type: none"> The site was rezoned to “CDA” to partially meet the objections to the draft Kam Tin North OZP No. S/YL-KTN/1 on 30.4.1999. 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. A review would be undertaken to ascertain the appropriateness and boundary of the “CDA” zone upon finalization of the alignment of NOL. In view of the above, the “CDA” designation should be retained subject to zoning review.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
NTW 43 (Plan 15)	South-east of Tong Fong Tsuen and west of Ping Ha Road, Ping Shan, Yuen Long, New Territories (1.65 ha) (multiple ownership)	13	<ul style="list-style-type: none"> The site was reverted from "Residential (Group E1)" ("R(E)1") to "CDA" upon the decision of the Board on 21.11.2001 to partially meet an objection. The amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 19.4.2002. The site is located to the west of Ping Ha Road, which is subject to severe traffic congestion, and the Light Rail Transit is running along its north boundary. In addition, the site is subject to industrial/residential interface issues. Given the size of the site and only a few land owners, there would be opportunities for comprehensive development to allow for road widening to address the local traffic problem along Ping Ha Road. The site is located within the study area of the HSK NDA Study which commenced in August 2011 for completion in mid 2016. Planning Department (PlanD) will review the "CDA" zoning pending the findings/recommendations of the Study, which may affect the planning circumstance in the vicinity. It is suggested that the "CDA" designation should be retained before completion of the Study.
NTW 49 (Plan 16)	Site abutting Tung Wui Road and Kam Po Road, Kam Tin, New Territories (2.51.ha) (multiple ownership)	8	<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 (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 Land Use Review of Kam Tin South and Pat Heung (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 before completion of further study based on the recommendations of the LUR.
NTW 50 (Plan 17)	Site to the north-east of Long Tin Road, Yuen Long, New Territories (8.3 ha)	4	<ul style="list-style-type: none"> The site was rezoned from "Undetermined" ("U") to "CDA" based on a land use review conducted by PlanD in 2010. The site is intended for low-rise and low density development, with a maximum PR of 0.4 and BH restriction of 3 storeys, to facilitate comprehensive upgrading of the areas and provide necessary planning control over the development mix, scale, design and layout of development,

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	(multiple ownership)		<p>taking into account of various environmental, traffic, infrastructure and other constraints.</p> <ul style="list-style-type: none"> The site is mainly occupied by temporary structures, vehicle parks and open storage yards. The site is also subject to adverse traffic, railway and industrial noise impact and infrastructure constraints. The "CDA" zoning is to avoid piece-meal developments subject to I/R interface problem and noise impact, and to ensure that the infrastructure constraints would be satisfactory addressed in future developments. No development proposal has been received since rezoning to "CDA". The designation should be retained.
NTW 51 (Plan 17)	<p>Site to the west of Yung Yuen Road and north of Long Tin Road, Yuen Long, New Territories</p> <p>(5.1 ha)</p> <p>(multiple ownership)</p>	4	<ul style="list-style-type: none"> The site was rezoned from "U" to "CDA" based on a land use review conducted by PlanD in 2010. The site is intended for low-rise and low density development, with a maximum PR of 0.4 and BH restriction of 3 storeys, to facilitate comprehensive upgrading of the areas and provide necessary planning control over the development mix, scale, design and layout of development, taking into account of various environmental, traffic, infrastructure and other constraints. The site mainly consists of clusters of residential dwellings intermixed with workshops. The site is also subject to adverse traffic, railway and industrial noise impact and infrastructure constraints. The "CDA" zoning is to avoid piece-meal developments subject to I/R interface problem and noise impact, and to ensure that the infrastructure constraints would be satisfactory addressed in future developments. No development proposal has been received since rezoning to "CDA". The designation should be retained.
NTW 52 (Plan 17)	<p>Site to the north-west of Long Ping Road, Yuen Long, New Territories</p> <p>(8.5 ha)</p> <p>(multiple ownership)</p>	4	<ul style="list-style-type: none"> The site was rezoned from "U" to "CDA" based on a land use review conducted by PlanD in 2010. The site is intended for low-rise and low density development, with a maximum PR of 0.4 and BH restriction of 3 storeys, to facilitate comprehensive upgrading of the areas and provide necessary planning control over the development mix, scale, design and layout of development, taking into account of various environmental, traffic, infrastructure and other constraints. The site is mainly occupied by temporary structures, vehicle parks and open storage yards. The site is also subject to adverse traffic, railway and industrial noise impact and infrastructure constraints. The "CDA" zoning is to avoid piece-meal developments subject to I/R interface problem and noise impact, and to ensure that the infrastructure constraints would be satisfactory addressed in future developments. No development proposal has been received since rezoning to "CDA". The designation should be retained.
NTW 53 (Plan 18)	<p>Site to the east of Tsun Wen Road, Tuen Mun, New Territories</p> <p>(Zoned "CDA(1)")</p>	3	<ul style="list-style-type: none"> The site was rezoned from "I" and "O" to "CDA(1)" based on the recommendations of the Area Assessment 2009 of Industrial Land in the Territory completed in 2010. The site is intended to be redeveloped for residential use with some retail and GIC facilities, subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5,

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	on OZP) (1.57ha) (multiple ownership)		<p>and a maximum building height of 100mPD, to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking into account of various environmental, traffic, infrastructure and other constraints.</p> <ul style="list-style-type: none"> The site was mainly occupied by a bus depot which has ceased operation and is now mainly occupied by a warehouse, an industrial building and a public toilet. The site is subject to adverse traffic, railway and industrial noise impact and infrastructure constraints. The "CDA" zoning is to avoid piece-meal developments subject to I/R interface problem and noise impact, and to ensure that the infrastructure constraints would be satisfactory addressed in future developments. No development proposal has been received since rezoning to "CDA". The designation should be retained.
NTW 54 (Plan 19)	Site to the west of Tsun Wen Road, Tuen Mun, New Territories (Zoned "CDA(2)" on OZP) (1.37ha) (single ownership)	3	<ul style="list-style-type: none"> The site was rezoned from "I" to "CDA(2)" based on the recommendations of the Area Assessment 2009 of Industrial Land in the Territory completed in 2010. The site is intended to be redeveloped for commercial use, subject to a maximum plot ratio of 9.5 and a maximum building height of 100mPD, to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of I/R interface problem and other constraints. The site is currently occupied by the KMB bus depot and Overhaul Centre. The site is subject to adverse traffic, railway and industrial noise impact and infrastructure constraints. The "CDA" zoning is to avoid piece-meal developments subject to I/R interface problem and noise impact, and to ensure that the infrastructure constraints would be satisfactory addressed in future developments. Control on the design of this site is also considered important to create a more functional, interesting and aesthetically pleasing town core. No development proposal has been received since rezoning to "CDA". The designation should be retained.
NTW 55 (Plan 20)	Site at J/O Ho Tin Street and Kin On Street, Tuen Mun, New Territories (Zoned "CDA(2)" on OZP) (2.09ha) (single ownership)	3	<ul style="list-style-type: none"> The site was rezoned from "I" to "CDA(2)" based on the recommendations of the Area Assessment 2009 of Industrial Land in the Territory completed in 2010. The site is intended to be redeveloped for commercial use, subject to a maximum plot ratio of 9.5 and a maximum building height of 100mPD, to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of I/R interface problem and other constraints. The site is currently occupied by the KMB bus depot and Overhaul Centre. The site is subject to adverse traffic and industrial noise impact and infrastructure constraints. The "CDA" zoning is to avoid piece-meal developments subject to I/R interface problem and noise impact, and to ensure that the infrastructure constraints would be satisfactory addressed in future developments. Control on the design of this site is also considered important to create a more functional, interesting and aesthetically pleasing town core. No development proposal has been received since rezoning

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			to "CDA". The designation should be retained.
NTE 9 (Plan 21)	North-eastern side of Ma Liu Shui San Tsuen, Lung Yeuk Tau, Fanling New Territories (0.8 ha) (single ownership)	18	<ul style="list-style-type: none"> The site is the subject of an objection (No. O/S/NE-LYT/1-7) objecting to the rezoning of the subject site from "Unspecified Use" ("UNUS") to "Agriculture" ("AGR") and area shown as "Road" on the draft Lung Yuek Tau and Kwan Tei South OZP No. S/NE-LYT/1. The objector proposed to rezone part of the objection site falling within "AGR" zone to "CDA" zone with a maximum permitted non-domestic PR of 0.9, a maximum site coverage of 46% and a BH restriction of 12m to facilitate the redevelopment of the existing soy sauce factory. On 24.11.1995, the Board decided to propose an amendment to the OZP to meet the objection by rezoning part of the objection site and the adjoining land from "AGR" to "CDA" and by incorporating "Food Production/Processing Plant" under Column 2 of the Notes of the "CDA" zone. The planning intention of the "CDA" zone is to facilitate the comprehensive redevelopment of an existing soy sauce factory (mainly for the relocation of another soy sauce factory at Kwai Chung). On 14.2.1997, the Board approved a planning application (No. A/NE-LYT/104) for minor relaxation of non-domestic PR and non-domestic site coverage at the site for the redevelopment of a food processing workshop. Subsequently, an application for minor amendments to the approved scheme (No. A/NE-LYT/223) was approved by the District Planning Officer/Shi Tin, Tai Po and North under the delegated authority of the Board on 3.7.2001. The validity of the planning permission was extended twice until 3.7.2010. As the land exchange to effect the proposed redevelopment was not executed and there was no approved building plan for the proposed development, the planning permission lapsed on 3.7.2010. Upon initial review, it is considered more appropriate to retain the "CDA" zoning for the site for the following reasons notwithstanding that there is currently no approved MLP covering the site : <ul style="list-style-type: none"> (i) the site is still under active operation for soy sauce production; (ii) the site would continue its operation as a soy sauce factory for quite some time. The planning intention of the "CDA" site to facilitate comprehensive redevelopment of an existing soy sauce factory is still applicable; and (iii) retention of the "CDA" zoning can allow appropriate planning control over the development scale and layout of the soy sauce factory to avoid causing unacceptable environmental impacts on the adjoining residential uses within the "Residential (Group C)" ("R(C)") zone.
SK 7 (Plan 22)	Sai Kung Town North CDA (1), Sai Kung, New Territories (Zoned "CDA(1)")	10	<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.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	on OZP) (5.9 ha) (multiple ownership)		<p>Amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 10.2.2006.</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 various environmental, traffic, infrastructure and other constraints, the "CDA" designation of the site should be retained. • A PB of the site was approved by the Committee on 14.12.2007. • A planning application (No. A/SK-SKT/1) for comprehensive residential development of 17 blocks of apartments and 24 villas was rejected by the Committee on 24.10.2008. • A 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. On 12.12.2014, the Committee agreed to the applicant's request for a 2-month deferral to allow additional time to address departmental comments. In view of the above, the 'CDA' designation of the site should be retained.
TKO 1 (Plan 23)	Ying Yip Road, Tseung Kwan O Area 92, New Territories (4.26 ha) (single ownership for the main portion of the site)	18	<ul style="list-style-type: none"> • On 10.1.2005, a request for amendment to the Notes of the OZP, proposing to relax the maximum domestic GFA and BH restriction was submitted. The request was however, rejected by the Committee on 13.5.2005. • On 14.11.2005, the land owners submitted a further 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. • The CDA development parameters may be reviewed to take account of the changing circumstances.
NTI 5 (Plan 24)	Sok Kwu Wan, Lamma Island, New Territories (1.99 ha) (single ownership)	14	<ul style="list-style-type: none"> • The site, occupied by a cement plant, is under private ownership. It is located to the immediate south west of the ex-Lamma Quarry in Sok Kwu Wan. With an open sea view and easy accessibility to Sok Kwu Wan ferry pier, the site has high potential for a comprehensive residential scheme. The development potential of the site is being examined in the context of the planning study commenced in January 2012 for the ex-Lamma quarry which will primarily focus on the quarry site. The study is scheduled for completion in mid 2016. The "CDA" zone would be reviewed after the completion of the study. • In view of the visually prominent location near the

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
			waterfront and the potential interface problems that may arise from the future uses of the adjacent quarry site, the “CDA” designation of the site is appropriate to ensure proper planning control of the development to blend in well with the surrounding environment.
SK-A1 (Plan 25)	Kap Pin Long, Sai Kung, New Territories (1.29 ha) (single ownership)	15	<ul style="list-style-type: none"> • On 2.7.1999, the Board approved the MLP for 21 two-storey houses with ancillary recreational and supporting facilities. • The applicant has applied for extension of time (EOT) several times and the EOT were further extended until 2.7.2004, 2.7.2007 and 2.7.2010 respectively. • Building plans for the approved MLP were submitted but rejected. • The approval conditions of the MLP were not complied with and the planning permission finally lapsed on 2.7.2010. The developer will submit another planning application/MLP for approval. • Although the planning permission has lapsed, it is recommended to retain the “CDA” zone in order to facilitate re-submission of new planning application by the applicant.

List of “CDA” Sites with No Approved MLP and Already Agreed for Rezoning**(Total: 4 –NTW 10, NTW 11, NTW 12 and NTW 13) (Plan 26)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Progress of Rezoning
NTW 10 (Plan 26)	West of San Hing Tsuen, Lau Fau Shan Road, Ha Tsuen, Yuen Long, New Territories (11.00 ha) (multiple ownership)	20	<ul style="list-style-type: none"> Due to fragmented ownership, the sites were agreed to be rezoned to “Residential (Group E)” by the RNTPC on 15.3.2002. However, the rezoning has been held in abeyance pending the HSK NDA Study. The 4 sites fall within the study area. The HSK NDA Study commenced in August 2011 for completion in mid 2016.
NTW 11 (Plan 26)	North of Fung Kong Tsuen, Lau Fau Shan Road, Ha Tsuen, Yuen Long, New Territories (17. 87 ha) (multiple ownership)	20	
NTW 12 (Plan 26)	East of Fung Kong Tsuen, Ping Ha Road, Ha Tsuen, Yuen Long, New Territories (11.99 ha) (multiple ownership)	20	
NTW 13 (Plan 26)	North of Hong Mei Tsuen, Ping Ha Road, Ha Tsuen, Yuen Long, New Territories (14.13 ha) (multiple ownership)	20	

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

(Total: 35 - NTW 3, NTW 5, NTW 6, NTW 8, NTW 20, NTW 31, NTW 33, NTW 37, NTW 38, NTW 39, NTW 41, NTW 42, YL-A1, YL- A2, YL-A3, YL-A4, NTE 1, NTE 4, NTE 5, NTE 13, NTE 14, NTE 15, NTE 18, NTE 20, NTE 21, NTE 22, MOS 2, MOS 3, MOS 4, SK 3, SK 4, SK 5, SK 6, TKO-A1 & NTI 1) (Plans 27 to 61)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
NTW 3 (Plan 27)	Tai Kiu Village, Yuen Long, New Territories (2 ha) (multiple ownership)	12	<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 28)	North-west of Pok Oi Interchange, Yuen Long, New Territories (4.06 ha) (multiple ownership)	23	<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 planning approval conditions.
NTW 6 (Plan 29)	J/O Castle Peak Road-Yuen Long and Yuen Ching Road, Yuen Long, New Territories (3.50 ha) (multiple ownership)	23	<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 2 and 3 for hotel and flat development was approved by the Committee on 2.1.2015. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with planning approval conditions.
NTW 8 (Plan 30)	Lots 311, 315RP, 316-318, 321, 323, 330-333, 335-341, 351-362 & Government Land in DD379, Tuen Mun Area 55, New Territories (3.16 ha) (single ownership)	20	<ul style="list-style-type: none"> The latest planning application for comprehensive residential development (No. A/TM/288) was approved with conditions by the Committee on 26.7.2002. On 13.7.2006, the application for EOT for commencement up to 26.7.2010 was approved with conditions by the D of Plan under delegated authority of the Board (Application No. A/TM/288-1). The latest set of building plans submission for the approved scheme was approved on 28.5.2014. Land exchange is being processed. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with planning approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
NTW 20 (Plan 31)	Tak Yip Street, Yuen Long, New Territories (The Parcville) (3.38 ha) (multiple ownership)	19	<ul style="list-style-type: none"> The residential development 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)". After review, it is considered that the site is occupied by a pure residential development under multiple ownership for which modifications of the uses is unlikely. The retention of the "CDA" zoning at this stage would not be over restrictive or invite unnecessary planning applications.
NTW 31 (Plan 32)	East of Tai Lam Chung Nullah and Customs and Excise Training School, TMTL 417, Tai Lam Chung, Tuen Mun, New Territories (6.25 ha) (multiple ownership)	18	<ul style="list-style-type: none"> The "CDA" zone was first designated on 7.6.1996. The boundary was adjusted at the request of the land owner by rezoning two areas from "CDA" to "Village Type Development" ("V") and five areas from "V" or "GB" to "CDA" and exhibited on 18.2.2000. A planning application for comprehensive residential development (No. A/TM-SKW/32) was approved with conditions by the Committee on 1.3.2002. The latest planning application (No. A/TM-SKW/32-1) was approved by the D of Plan on 1.2.2008 under the delegated authority of the Board. Building plans for the residential part of the proposed development were approved on 16.2.2011. Land exchange is being processed. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with planning approval conditions.
NTW 33 (Plan 33)	Tuen Mun Area 56, Tuen Mun, New Territories (8.48 ha) (single ownership)	17	<ul style="list-style-type: none"> The latest planning application with MLP (for Phase 1) for comprehensive residential development at the eastern part of the "CDA" site (Application No. A/TM/331) was approved with conditions by the Committee on 14.9.2007. A s.16A application for minor amendment to the approved scheme (Application No. A/TM/331-2) was approved with conditions under delegated authority of the Board on 31.5.2011. Land exchange for Phase 1 was executed in June 2005. The construction works have been completed for Phase 1 and Occupation Permit was issued in 2011. Planning applications for Phase II of the development at the western part (Applications No. A/TM/376 and A/TM/432) have been approved with conditions by the Committee on 30.7.2010 and 1.3.2013 respectively. On 16.7.2014, a planning application (No. Y/TM/16) was submitted for rezoning of the Phase II portion of the site from "CDA" to "CDA(3)" with proposed increase of maximum PR from 1.3 to 2.6, and maximum building height from 10 storeys above car park to 79mPD. The application is being processed and will be submitted to the Committee for consideration in due course. Phase II of the "CDA" zone has not been developed and there is a need to retain the "CDA" zoning to ensure a comprehensive development. Whilst Phase I of the "CDA"

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
			has been developed into a pure residential development, modifications of the uses for the completed development under multiple ownership is unlikely. The retention of the “CDA” zoning at this stage would not be over restrictive or invite unnecessary planning applications.
NTW 37 (Plan 34)	Area 115, Tin Shui Wai, New Territories (6.44 ha) (single ownership)	17	<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/62) for a proposed comprehensive residential development with commercial uses on the site was submitted on 2.3.2015 and is being processed.
NTW 38 (Plan 35)	South of West Rail Tin Shui Wai Station, Yuen Long, New Territories (3.48 ha) (single ownership)	15	<ul style="list-style-type: none"> The site was originally planned to be granted to MTRCL for property development purpose. In order to meet the Government’s housing target of providing some 17,000 Home Ownership Scheme (HOS) flats over four years starting from 2016/17 onwards and thereafter an annual average of 5,000 HOS flats, the site was identified for the development of HOS units. On 25.10.2013, the Committee endorsed the PB for the HOS development at the site. Application No. A/YL-PS/440 for proposed comprehensive flats (HOS), commercial and public transport terminus development submitted by the Housing Department (HD) was approved by the RNTPC on 4.4.2014. The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTW 39 (Plan 36)	Various Lots and adjoining Government Land in DD107, Sha Po, Kam Tin, Yuen Long, New Territories (28.98 ha) (single ownership)	15	<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. The general building plans for Phases 1 and 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 planning approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
NTW 41 (Plan 37)	Various Lots in DD130 to the North of Yuen Long Highway near Fuk Hang Tsuen, Yuen Long, New Territories (1.91 ha) (multiple ownership)	15	<ul style="list-style-type: none"> • A planning application for comprehensive residential development (No. A/TM-LTY/158) was approved by the Committee with conditions on 14.9.2007. • The latest planning application for the same use (Application No. A/TM-LTY/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. • The applicant is in the progress for compliance with approval conditions. • Lease exchange is being processed. • Building plans based on the approved scheme (Application No. A/TM-LTY/249) were disapproved on 18.7.2014 and 21.11.2014. • Construction works have not yet commenced. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with planning approval conditions.
NTW 42 (Plan 38)	South of the Former Military Site at Shek Wu Wai, Yuen Long, New Territories (23.98 ha) (multiple ownership)	15	<ul style="list-style-type: none"> • The site has been the subject of 5 previously approved planning applications, with the first planning permission for low-rise, low-density residential development (Application No. DPA/YL-NTM/21) approved on review by the Board in 1995 when the site fell within an “Unspecified Use” area on the Development Permission Area (DPA) plan. Three planning permissions (Application Nos. A/YL-NTM/6, 19 and 52) were granted by the Committee in 1996, 1997 and 1999 respectively when the site was zoned “GB” on the OZP. • The site was subsequently rezoned to “CDA” in December 1999 under s.6(7) of the pre-amended TPO arising from the Board’s decision to uphold an objection to the draft Ngau Tam Mei OZP No. S/YL-NTM/1. • Planning application No. A/YL-NTM/61 for a proposed comprehensive residential development was approved with conditions by the Committee on 31.3.2000 but the permission subsequently lapsed on 31.3.2003. • The developer applied for a land exchange which was subsequently put on hold by the LandsD in 2002 due to conflict with the revised Northern Link (NOL) alignment. • Planning application No. A/YL-NTM/178 for a residential development of a total of 322 houses at a PR of 0.4 and a BH restriction of 10.45m (3 storeys including carport) with recreational facilities for the western half of the “CDA” zone was approved with conditions on 18.8.2006. • Land exchange was approved in-principle by District Lands Conference on 14.5.2009. However, District Lands Officer/Yuen Long (DLO/YL) is still clarifying some land issues. • On 26.5.2010, the applicant applied an application for extension of time for commencement (No. A/YL-NTM/178-1). On 7.7.2010, D of Plan, under the delegated authority of the Board, agreed to extend the validity of the planning permission for 48 months until 18.8.2014. • On 11.2.2014, an application for Class B amendments (No. A/YL-NTM/178-2) to the approved application was received. The proposed Class B amendments include changes in the average flat size, minor changes in disposition of building works, an increase in car parking spaces and change in layout of internal roads, etc. On 23.5.2014, the application

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			<p>was approved with conditions by the Committee. Building plan was approved on 18.7.2014.</p> <ul style="list-style-type: none"> • The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions. The applicant had provided genuine efforts in the compliance with approval conditions while only some conditions were partially complied with. • The proposed NOL will traverse the eastern half of the “CDA” zone. It may create land assembly difficulty to the remaining parts of the “CDA” zone and impose environmental constraints such as noise impact on the nearby areas. The land use in the area may need to be reviewed upon finalization of the NOL alignment. • In view of the above, it is inappropriate to change the land use zoning of the site at this juncture.
YL-A1 (Plan 39)	<p>J/O Yuen Lung Street and Yuen Ching Road, Yuen Long, New Territories</p> <p>(2.37 ha)</p> <p>(multiple ownership)</p>	16	<ul style="list-style-type: none"> • As the residential development on 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. • After review, it is considered that the site is occupied by a pure residential development under multiple ownership for which modifications of the uses is unlikely. The retention of the “CDA” zoning at this stage would not be over restrictive or invite unnecessary planning applications.
YL-A2 (Plan 40)	<p>Area Covering the West Rail Yuen Long Station and Its Adjoining Area, Yuen Long, New Territories</p> <p>(4.65 ha)</p> <p>(single ownership)</p>	16	<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 has yet to be executed. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with planning approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
YL-A3 (Plan 41)	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)	16	<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 proposed amendments to the approved scheme under Application No. A/YL/188 was approved with conditions by the 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 planning approval conditions.
YL-A4 (Plan 42)	Area covering the public transport interchange associated with the West Rail Long Ping Station, Yuen Long New Town Area 7, New Territories (Northern Site) (1.90ha) (single ownership)	16	<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 proposed amendments to the approved scheme under Application No. A/YL/182 was approved with conditions by the D of Plan under the delegated authority of the Board on 16.5.2013. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with planning approval conditions.
NTE 1 (Plan 43)	Sheung Shui Area 35 (SSIL 2RP and Government Land), New Territories (3.6 ha) (single ownership)	20	<ul style="list-style-type: none"> The first MLP (No. A/FSS/110) was approved on 9.4.1999 by the Board on review with validity period until 9.4.2002. On 19.2.2002, a request for an extension of the validity period of the planning permission was made to the Board and the validity period was extended to 9.4.2004. On 13.3.2003, the applicant submitted a planning application for minor amendments to approved development proposal (No. A/FSS/152). The minor amendments mainly involved an increase in maximum domestic site coverage, change in number of tree to be felled/preserved and adjustment of disposition of houses. The application was approved by the Board on 25.4.2003. The latest proposed amendments to the approved MLP (Application No. A/FSS/156) were approved with conditions by the Committee on 5.12.2003. Building plans were approved on 8.11.2007, 1.3.2011 and 19.11.2012, but construction work has not yet commenced. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with planning approval conditions.
NTE 4 (Plan 44)	Fung Yuen, Tai Po Area 32, New Territories (Zoned “CDA(1)” on OZP) (18.37 ha)	15	<ul style="list-style-type: none"> The site was first designated as “Other Specified Uses” annotated “Comprehensive Redevelopment Area” (“OU(CRA)”) on the plan on 30.4.1982. On 11.11.1994, the site was rezoned to “CDA”, “V”, “GB” and “G/IC”. To meet the objections, certain areas designated as “V”, “GB”, “G/IC” and “CDA” were rezoned to “CDA(1)” and the amendments were confirmed under s.6(9) of the pre-amended TPO on 3.1.1997.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
	(multiple ownership)		<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 District Planning Officer/ Sha Tin, Tai Po & North under the Board’s delegated authority on 31.7.2003, 2.9.2003 and 18.8.2004 respectively. • Building plans of the development portion and agricultural portion have been approved. Construction works regarding Phase 1 of the residential development and the Agricultural Portion are largely completed. First population intake would be in Q1 2015 and Phase 1 of the residential development is expected to conclude in 2015. The development in the subsequent Phase is yet to commence. • Although the applicant has been making submissions, some of the approval conditions are yet to be complied with. • Taking into account the site constraints (including graves, mature trees and good quality agricultural land) and environmental constraints (within the consultation zone of Tai Po gas production plant), and the applicant is actively pursuing the implementation of the approved “CDA” scheme, the “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTE 5 (Plan 45)	Sai Sha Road, Shap Sz Heung, New Territories (64.48 ha) (multiple ownership)	20	<ul style="list-style-type: none"> • There are two “parent” planning approvals granted to the subject “CDA” site (Nos. A/NE-SSH/28 and 26) based on two types of development schemes: the baseline and intensified schemes respectively. • The baseline scheme under A/NE-SSH/28, which was approved by the Committee on 13.6.2003, was based on the development restrictions under previous version of the OZP, i.e. a domestic GFA of 352,468m², a maximum GFA of 5,573m² for residents’ club, a maximum GFA of 9,290m² for a local shopping centre and a maximum building height of 18 residential storeys over 2 levels of ancillary car park. A land exchange application was approved in-principle by the Tai Po District Lands Conference on 5.9.2002 subject to a set of conditions. An application (No. A/NE-SSH/28-1) for extension of time for commencement of development was approved by the Committee on 7.6.2007 and lapsed on 13.6.2011. • On the other hand, the approved scheme under A/NE-SSH/26 with a site GFA of 538,840m² was amended by Application No. A/NE-SSH/26-1 with a total domestic GFA of 448,576m² which was approved by the Committee on 10.8.2007. This is known as medium density scheme. An application (No. A/NE-SSH/26-3) for extension of time for commencement of development in respect of the medium density scheme was approved by the Committee on 12.10.2007 and the planning permission subsequently lapsed on 24.10.2011. The approved scheme has been incorporated into the approved OZP No. S/NE-SSH/9 with a maximum domestic GFA of 448,576m², a maximum GFA of 8,957m² for resident’s club, a maximum GFA of 9,290m² for commercial facilities including kindergarten / nursery and church, and a maximum building height of 24 residential storeys over one story of residential entrance lobby and a maximum 3 levels for ancillary carpark. Meanwhile, the original “parent” scheme approved under Application No.

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			<p>A/NE-SSH/26 lapsed on 24.10.2007.</p> <ul style="list-style-type: none"> Under the TPO, amendments can only be made to a “parent” scheme. A new “parent” scheme is needed for subsequent applications for amendments in the course of refinement of the scheme. Under such circumstances, the applicant submitted a fresh s.16 application (under Application No. A/NE-SSH 61) employing the scheme and the development parameters previously approved under Application No. A/NE-SSH/26-1 and was approved by the Committee on 8.5.2009 with validity up to 8.5.2013. The development parameters of the approved scheme under application No. A/NE-SSH 61 are all in line with the development restrictions stipulated under the current OZP and are identical to those under the approved application No. A/NE-SSH/26-1. An application (under Application No. A/NE-SSH 61-1) for Class B amendments to the approved scheme was approved by the D of Plan under the delegated authority of the TPB on 2.12.2009. The amendments involved mainly changes to average flat size to an increase of about 200 flats. Subsequently, an application (No. A/NE-SSH/61-2) for extension of time for commencement of approved development was approved by D of Plan under the delegated authority of the TPB on 22.4.2013 and the validity for the subject planning permission was extended to 8.5.2017. Although the applicant has made submissions, some of the approval conditions are yet to be complied with. According to LandsD, the land exchange application and premium negotiation is at an advanced stage. The premium appeal is being processed by LandsD. The applicant has made building plan submissions to BD but no building plans have been approved yet. The “CDA” designation should be retained as the applicant is actively pursuing the implementation of the approved “CDA” scheme.
NTE 13 (Plan 46)	<p>North of Fanling Highway near Yin Kong, Kwu Tung, New Territories</p> <p>(1.61 ha)</p> <p>(multiple ownership)</p>	17	<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 roads (i.e. traffic noise impacts from Castle Peak Road and Fanling Highway) and land uses affecting the site (i.e. industrial noise from nearby industrial uses, such as open storage of construction materials, vehicle parks and warehouses). The site is within Kwu Tung North NDA of the NENT New Development Area Planning & Engineering Study. A planning application (No. A/NT/KTN/131) was approved with conditions by the Committee on 6.11.2009. Approval condition (e) on submission of Archaeological Impact Assessment Report has been complied with in August 2012. The applicant submitted an EOT for commencement of the approved development. The D of Plan on 6.11.2013, under the delegated authority of the Board, approved the EOT application for amendment to permission under section 16A of the TPO. The permission is valid till 6.11.2017. On 20.12.2013, the draft Kwu Tung North Outline Zoning

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			Plan No. S/KTN/1 was gazetted under s.5 of the TPO to replace the draft Kwu Tung North OZP No.S/NE-KTN/8. The "CDA" designation of the site is retained to ensure implementation of the approved MLP and compliance with planning approval conditions.
NTE 14 (Plan 47)	South of Castle Peak Road near Kam Tsin, Sheung Shui, New Territories (3.86 ha) (single ownership)	17	<ul style="list-style-type: none"> • A planning application (No. A/NE-KTS/75) for a comprehensive residential and recreational development was approved by the Committee on 19.6.1998. The planning permission expired on 19.6.2001. • On 25.11.2005, the Committee approved with conditions and the planning application (No. A/NE-KTS/220) for a comprehensive residential development on the site. The planning permission lapsed on 25.11.2009. • The latest planning application (A/NE-KTS/267) was approved by the Committee on 19.12.2008 with conditions. The approved residential development has commenced since the latest set of building plans submission for the approved scheme was approved by BA on 23.3.2011. • Land exchange is being processed. • 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 plot ratio of 2.1, site coverage of 37% (above ground level) and building height of 60mPD, was submitted by the same applicant of A/NE-KTS/267. The application is tentatively scheduled for consideration by the RNTPC on 19.6.2015. • The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with planning approval conditions.
NTE 15 (Plan 48)	Various Lots in DD 100 and Adjoining Government land, Lin Tong Mei Tsoi Yuen, Kwu Tung South, New Territories (10.07 ha) (multiple ownership)	17	<ul style="list-style-type: none"> • A planning application (No. A/NE-KTS/90) for a comprehensive residential development was approved by the Committee on 12.3.1999 and its validity period has been extended three times until 12.3.2011. The original approved scheme consists of two phases. On 13.2.2009, the Committee approved with conditions a planning application (No. A/NE-KTS/90-2) for amendments to the approved scheme. • On 2.11.2009 and 3.2.2010, the D of Plan under the delegated authority of the Board approved with conditions two planning applications (No. A/NE-KTS/90-3 and 90-4) for amendments to the approved scheme respectively. • An application (No. A/NE-KTS/214) for minor amendments to the approved scheme was approved on 1.8.2005 by the then District Planning Officer/Tai Po & North under the delegated authority of the Board, and subsequently its validity period was extended up to 12.3.2011. • The planning permission for both Applications No. A/NE-KTS/90-4 and A/NE-KTS/214 were lapsed. The applicant submitted a fresh application (No. A/NE-KTS/310) for comprehensive residential development (consists of two phases) and the application was approved with conditions by the Committee on 15.4.2011. • Based on the approved Application No. A/NE-KTS/310, the latest building plans for Phase 1 development were approved by the BA on 11.1.2013. • Construction for Phase 1 was completed and the Occupation Permit was issued on 19.4.2013.

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			<ul style="list-style-type: none"> The site is subject to traffic, infrastructural and design constraints. Land exchange and lease modification for Phase 1 have been completed. New Grant Lot No. 1882 in DD100 for Phase 1 was executed on 7.9.2009. As land resumption for Phase 2 development is still in progress and building plans for Phase 2 development have not been submitted to BA for approval, it is considered that the "CDA" designation should be retained to ensure implementation of the approval MLP and compliance with planning approval conditions.
NTE 18 (Plan 49)	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)	15	<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 extension of time for commencement of the approved development (Application No. A/ST/696) for 12 months until 22.10.2012 was approved with conditions by the Committee on 21.10.2011. On 30.12.2011, the applicant submitted an application (A/ST/696-2) for amendments to the approved scheme by reducing the site coverage, reducing the parking provision, increasing the number of trees to be felled, and slightly changing the disposition of the building blocks. The application was approved with conditions by the Committee on 1.6.2012. A new application (No. A/ST/851) for a proposed residential development with club house and parking facilities was submitted on 20.6.2014, which was deferred twice by the applicant to address the departmental comments. Consideration of the application was deferred by the RNTPC on 6.2.2015 on the applicant's request. Land exchange for Phase 1 was approved by the District Lands Conference on 20.11.2012. Building plan for Phase 1, based on the latest approved development scheme (No. A/ST/696), was 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 planning approval conditions.
NTE 20 (Plan 50)	Fo Tan Station and Freight-yard, STTL 75, Lot 744 RP in DD 176 and Adjoining Government Land, Fo Tan, Sha Tin, New Territories (Zoned "CDA(1)" on OZP) (4.97 ha)	14	<ul style="list-style-type: none"> On 5.5.2000, the Committee agreed to a rezoning request to rezone the site to "CDA" to facilitate the development of 191,100m² domestic floor space (with 2,768 flats) and 17,500m² retail floor space. The site was zoned "CDA(1)" on the draft Sha Tin OZP No. S/ST/14 gazetted on 4.8.2000. In October 2005, the owner of part of the "CDA (1)" zone submitted a MLP for the whole "CDA(1)" site (Application No. A/ST/630) to comprehensively develop the site in 3 phases according to the land ownership pattern. No agreement with the then KCRC was reached on the phased development. On 25.11.2005, the Committee rejected the application as there was inadequate information to demonstrate that the proposed phased development was

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
	(multiple ownership)		<p>technically feasible and would not undermine the original planning intention to develop the whole site in a comprehensive manner. On 21.4.2006, the Board rejected the application upon review based on similar grounds. On 10.7.2006, the applicant lodged an appeal against the decision of the Board for rejecting his application upon review (Town Planning Appeal No. 13/06).</p> <ul style="list-style-type: none"> On 31.8.2007, the same applicant submitted another planning application (Application No. A/ST/658) to develop the whole “CDA” in 2 phases, in which, the applicant would first develop his own portion of land and the then KCRC would develop the remaining portions of the “CDA(1)” site. On 12.10.2007, the Committee rejected the application (No. A/ST/658) because there was inadequate information to demonstrate that the proposed phased development would not undermine the original planning intention to develop the whole site in a comprehensive manner. On 25.7.2008, the Board rejected the application upon review based on similar grounds. On 3.10.2008, the applicant lodged an appeal against the decision of the Board for rejecting his application upon review (Town Planning Appeal No. 5/08). The Town Planning Appeal Board (TPAB) Panel heard the two appeals (Appeal Nos. 13/06 and 5/08) in October, November 2009 and January 2010 and decided to allow the two appeal cases with conditions. On 17.6.2011, a planning application No. A/ST/658-1 for proposed amendments to the approved scheme under Application No. A/ST/658 was approved with conditions by the Committee with conditions. The Landscape Master Plan (LMP) for Phase 1 of the approved development was accepted on 19.9.2011. Land exchange for Phase 1 was approved by District Lands Conference on 20.12.2012. The development is being developed by phases. Building plans for Phase 1 of the approved development was approved by the BA on 6.10.2011 with subsequent amendments approved on 14.12.2012 and 29.10.2013 respectively. Phase 1 is under construction. On 5.10.2014, an application for extension of time for commencement of development for 4 years up to 5.10.2018 was approved with conditions by the Director of Planning 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 planning approval conditions.
NTE 21 (Plan 51)	<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>	14	<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. The application for land grant is being processed. The LMP was accepted on 17.3.2011. The building plans of the approved scheme No. A/ST/691 were approved by the BA on 26.5.2011. MTRC has committed to adopt quality and sustainable built environment (QBE) requirement in the building design.

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			<p>MTRCL may need to submit a revised MLP to cater for the changes.</p> <ul style="list-style-type: none"> • MTRCL has awarded the tender to a private developer for development of the site in October 2014. • The “CDA(1)” designation should be retained for its future implementation noting the building plans were approved and the land grant is in process.
NTE 22 (Plan 52)	<p>Che Kung Temple Station, Ma On Shan Rail, Sha Tin, New Territories</p> <p>(Zoned “CDA(1)” on OZP)</p> <p>(1.81 ha)</p> <p>(multiple ownership)</p>	14	<ul style="list-style-type: none"> • A planning application for comprehensive residential development with retail shops and kindergarten (No. A/ST/554) was approved with conditions by the Committee on 31.5.2002. The validity of the planning permission was extended to 31.5.2010 (A/ST/544-1). • On 21.1.2007, D of Plan under the delegated authority of the Board approved an application for a Class B amendment to approved scheme (i.e. A/ST/554-2). • On 31.10.2008, the applicant submitted an application (No. A/ST/554-3) for minor amendments to the previously approved scheme (A/ST/554). On 23.1.2009, the application for minor amendments was approved with conditions by the Committee. • On 27.5.2010, the applicant submitted an application (No. A/ST/707) for proposed amendments (with minor relaxation of maximum GFA) to the previously approved scheme (No. A/ST/554-3) to include the covered landscaped area on G/F. The application was approved with conditions by Committee on 16.7.2010. Building plans were first approved on 26.5.2009. • All approval conditions were fulfilled. Occupation Permit was issued by BA on 28.9.2012 and Certificate of Compliance was issued on 19.4.2013. • The “CDA” site could be rezoned to reflect the existing development in due course.

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MOS 2 (Plan 53)	Near Lok Wo Sha, Ma On Shan, Sha Tin, New Territories (Zoned "CDA(1)" on OZP) (12.74 ha) (multiple ownership)	11	<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 (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 the 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. Phases 1 and 2 development were completed and Phases 3 to 5 are under construction. <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. 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. Lands Department is processing the application of a proposed Private Treaty Grant by City University. 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 planning approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
MOS 3 (Plan 54)	Southwestern Part of Whitehead Headland, Ma On Shan, Sha Tin, New Territories (Zoned "CDA(2)" on OZP) (3.77 ha) (single ownership)	3	<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. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with planning approval conditions.
MOS 4 (Plan 55)	Southeastern Part of Whitehead Headland Whitehead, Ma On Shan, Sha Tin, New Territories (Zoned "CDA(3)" on OZP) (2.35 ha) (single ownership)	3	<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 Lands Department approved by the Board on 13.6.2014. The site was sold by tender on 10.12.2014. The "CDA" designation should be retained as the site has recently been sold for implementation.
SK 3 (Plan 56)	Nam Pin Wai Road, Sai Kung, New Territories (1.31 ha) (multiple ownership)	20	<ul style="list-style-type: none"> The "CDA" site was designated on 20.5.1994. The boundary and development parameters of the "CDA" site were reviewed by the Board on 23.10.1998 during consideration of objections, which were subsequently upheld by the Board. Amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 23.4.1999. Planning application (No. A/SK-HC/123) covering the southern portion of the subject "CDA" zone was rejected by the Board on review on 22.9.2006. An appeal for the planning application (No. S/SK-HC/124) covering the northern portion of the "CDA" site was allowed by the TPAB on 16.7.2013. None of the approval condition has been complied with. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with planning approval conditions.
SK 4 (Plan 57)	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)	13	<ul style="list-style-type: none"> A proposed comprehensive development for 683 units of flat and 2,000m² of commercial GFA under Application No. A/DPA/SK-CWBN/12 was approved with conditions by the Committee on 29.10.2004. On 16.6.2005, the Sai Kung District Lands Conference approved the proposed land exchange for the subject development. Land grant was executed on 13.10.2011. Building plans were lastly approved by the BA on 24.5.2013. Approval planning conditions (a) to (i) have partially been complied with. The development is under construction. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with planning approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
SK 5 (Plan 58)	<p>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</p> <p>(Zoned “CDA(2)” on OZP)</p> <p>(7.85 ha)</p> <p>(multiple ownership)</p>	13	<ul style="list-style-type: none"> • A planning application (No. A/DPA/SK-CWBN/3) for the proposed comprehensive commercial/residential development for 44 blocks with a total of 956 units and a total GFA of 126,942m² (99,222m² for residential, 23,720m² for commercial and 4,000m² for residential institution) was approved with conditions by the Committee on 20.10.2006. • An application (No. A/DPA/SK-CWBN/3-1) for amendments to phasing and implementation schedule was approved by D of Plan on 15.2.2008 and the amended permission is valid until 20.10.2010. • An application (No. A/DPA/SK-CWBN/3-3) for extension of time for commencement of development under application No. A/DPA/CWBN/3 was approved by D of Plan on 28.9.2010 and the amended permission is valid until 20.10.2014. • Another application (No. A/DPA/SK-CWBN/3-4) for extension of time for commencement of development under application No. A/DPA/SK-CWBN/3-1 was also approved by D of Plan on 28.9.2010. The permission expired on 20.10.2014. • Land exchange of the CDA site is being processed. • 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 RNTPC on 14.11.2014. • All approval conditions have yet to be complied with. • The proposed Grade 1 status has been discussed and accepted by the Antiquities Advisory Board (AAB) at the meeting held on 4.3.2015. At the meeting, AAB recommended the Historic Buildings Assessment Panel to further assess the merits of buildings individually to recommend a selection of buildings with high heritage value in each zone for consideration for conservation alongside with the redevelopment of the site. The Antiquities and Monuments Office (AMO) is working along with the Historic Buildings Assessment Panel to further assess the buildings individually. • The “CDA” designation should be retained as to ensure implementation of the approved MLP and compliance with planning approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
SK 6 (Plan 59)	Northwest of Mei Fuk Street, Sai Kung, New Territories (Zoned “CDA(2)” on OZP) (1.6 ha) (single ownership)	10	<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 under the delegated authority of the Town Planning Board on 13.1.2015 and valid until 7.2.2018. In view of the above, the ‘CDA’ designation of the site should be retained.
TKO-A1 (Plan 60)	Tseung Kwan O Area 86, New Territories (34.80 ha) (multiple ownership)	16	<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 RNTPC on 6.2.2015 under Application No. A/TKO/498. The private treaty grant for the site was signed in May 2002. Population intake firstly 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 planning approval conditions.
NTI 1 (Plan 61)	Ma Wan Town, New Territories (9.01 ha) (multiple ownership)	22	<ul style="list-style-type: none"> Ma Wan Park (the Park), proposed at the subject “CDA” site together with the adjoining “OU (Recreation and Tourism Related Uses)”, “GB” and “G/IC” zones, has been approved by the Committee with conditions since 1994. A total of 11 applications (Nos. A/MWI/3, A/MWI/9, A/I-MWI/14, A/I-MWI/27, A/I-MWI/29, A/I-MWI/35, A/I-MWI/37, A/I-MWI/37-2, request for variation of approval condition (o) of A/I-MWI/37-2 under Cap. 1, A/I-MWI/43 and A/I-MWI/45) are involved. The latest revised scheme (A/I-MWI/45) to exclude the unacquired lots from the MLP boundary, revise the design and location of the proposed Event Centre and Fire Services Education Centre and Museum and update the MLP to reflect existing situation was approved by the Committee on 17.1.2014. The planning permission is valid until 17.1.2018. Land grant for part of Phase 1 of the Park (to be known as Lot 684) has been approved but yet to be executed. Some facilities within Phase 1 of the Park (including Hilltop Garden and Ma Wan Nature Garden) have been opened to the public since May 2007, Noah’s Ark in July 2009 and

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
			<p>Solar Tower in July 2012. The remaining site of Phase 1 and Phase 2 of the Park have yet to be implemented.</p> <ul style="list-style-type: none"> • A resort hotel, proposed at the southeastern corner of the site together with the adjoining “OU (Recreation and Tourism Related Uses)” site, was approved with conditions by the Committee on 5.10.2001 (No. A/I-MWI/20). The approval was extended twice to 5.10.2010. On 3.5.2010, the applicant submitted an application (No. A/I-MWI/20-2) for minor amendment to the approved scheme. The application was approved with conditions by the Committee on 13.8.2010. However, not all the approval conditions have been complied with. The development is deemed to have commenced as the building plan was approved on 29.9.2010. • The “CDA” designation should be retained to ensure implementation of approved MLPs and compliance with planning approval conditions of these two developments.

List of “CDA” Sites with Approved MLP and Already Agreed for Rezoning**(Total: 3 - NTW 22, NTW 29 & NTW 44) (Plans 62 to 64)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
NTW 22 (Plan 62)	Various lots in DD 121 & 127, Castle Peak Road, Hung Shui Kiu, Yuen Long, New Territories (0.64 ha) (multiple ownership)	18	<ul style="list-style-type: none"> The main part of the site is the subject of a planning application (No. A/YL-TYST/322) which was approved by the Committee on 1.9.2006. The residential development under the approved scheme (known as “Uptown”) has been completed and all the planning conditions have been discharged. The Occupation Permit and the Certificate of Compliance were issued on 31.5.2011 and 28.9.2011 respectively. The abovementioned planning permission covers the majority of the “CDA” site. There are, however, some residual private lots on the western, southern and eastern edges of the “CDA” site that are not covered by the planning permission. These lots are currently being occupied by various temporary uses. The land use zonings for the residual portion of the “CDA” site would be reviewed pending completion of the HSK NDA Study which may affect the planning circumstance in the vicinity. PlanD will then review the entire “CDA” zone.
NTW 29 (Plan 63)	Junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Lam Tei, Tuen Mun, New Territories (5.08 ha) (multiple ownership)	18	<ul style="list-style-type: none"> The site was first designated as “CDA” on 7.6.1996. The boundary was adjusted to meet an objection and confirmed under s.6(9) of the pre-amended TPO on 25.2.2000. The last planning application for comprehensive residential development (No. A/TM-LTYT/110) was approved with conditions by District Planning Officer/TM&YL under delegated authority of the Board on 16.4.2003. The lease was executed on 18.2.2002. The development (known as “The Sherwood”) has been completed and all planning conditions have been complied with. The planning application covers the majority of the “CDA” zone. There are however some residual private lots on the southern, eastern and northern edge of the “CDA” zone not covered by the planning permission. These lots are currently occupied by residential dwellings, godown, rural workshops and garages. The “CDA” zone is proposed for rezoning, subject to designation of appropriate land use and development intensity to the remaining portions of the zone. On 18.3.2011, the Committee agreed to rezone the site to 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. It is considered the zoning of the residual portion of the site would be reviewed pending confirmation of the future land uses of Lam Tei Quarry, which may affect

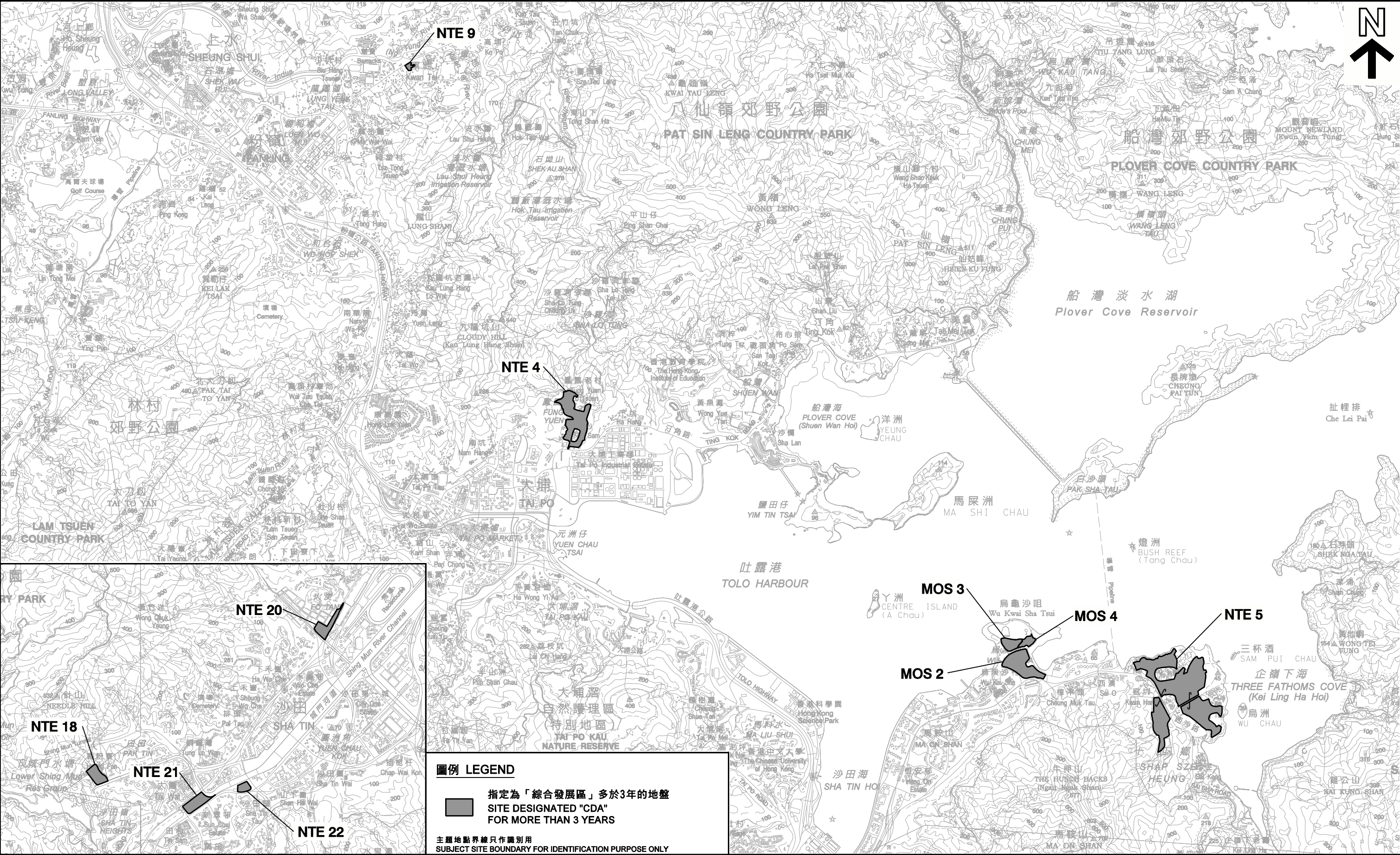
Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
			<p>the planning circumstances in the area. PlanD will then review the entire "CDA".</p> <ul style="list-style-type: none"> The Government will commence an initial study on the land use of Lam Tei Quarry and its adjoining areas in 2015.
NTW 44 (Plan 64)	<p>East of Ping Ha Road and North of Castle Peak Road, Ping Shan, Yuen Long, New Territories</p> <p>(1.52 ha)</p> <p>(multiple ownership)</p>	12	<ul style="list-style-type: none"> The site was reverted from "R(E)1" to "CDA" upon the decision of the Board on 21.11.2001 to partially meet an objection. The amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 19.4.2002. The site comprises southern and northern portions. Development on the southern part of the "CDA" site (known as Green Orchid) with planning approval (No. A/YL-PS/199) 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. PlanD will review the "CDA" zoning of the entire site pending the findings / recommendations of the HSK NDA Study, which may affect the planning circumstance in the vicinity.

List of “CDA” Sites with Approved MLP and Proposed for Rezoning**(Total: 1 - NTI 3) (Plan 65)**

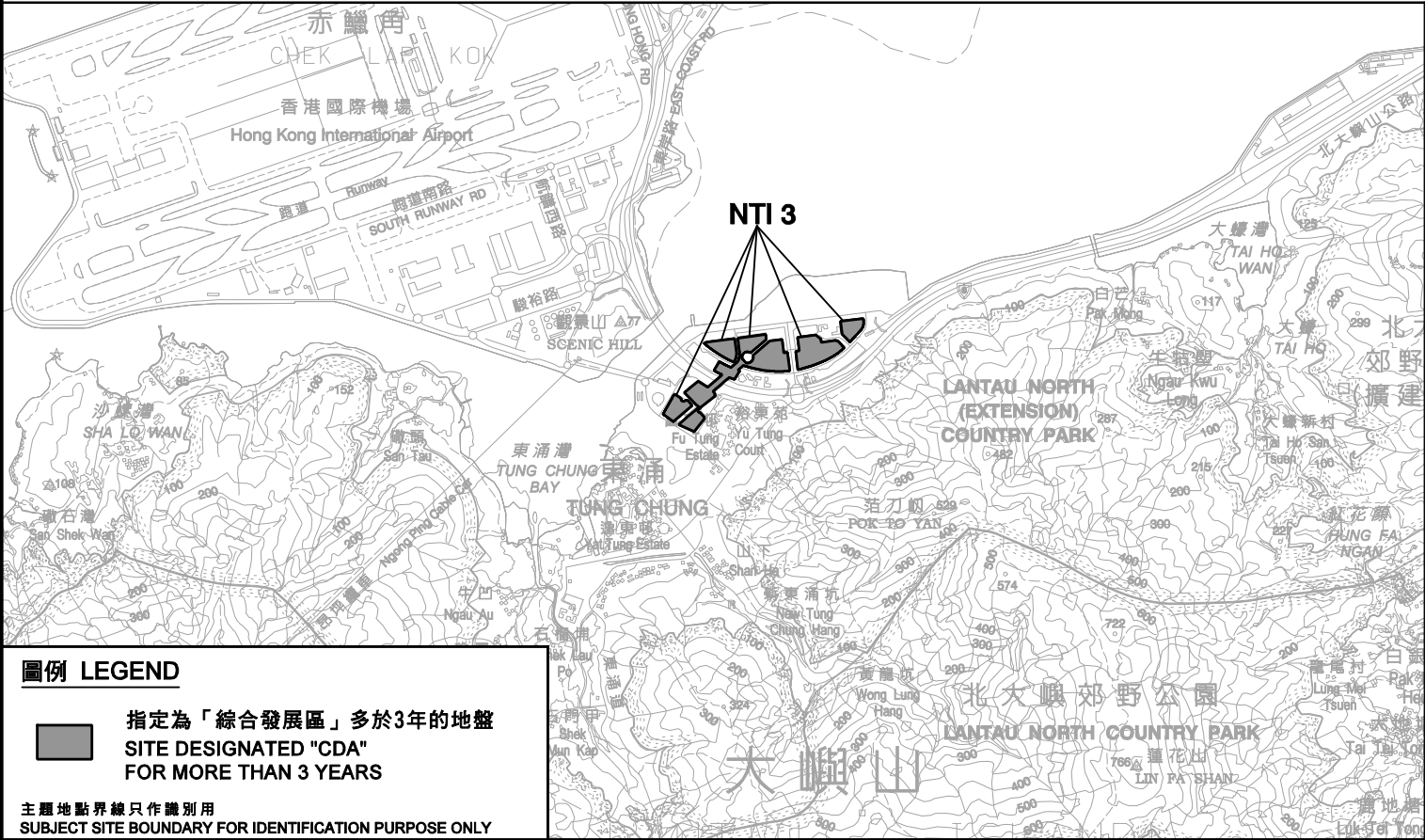
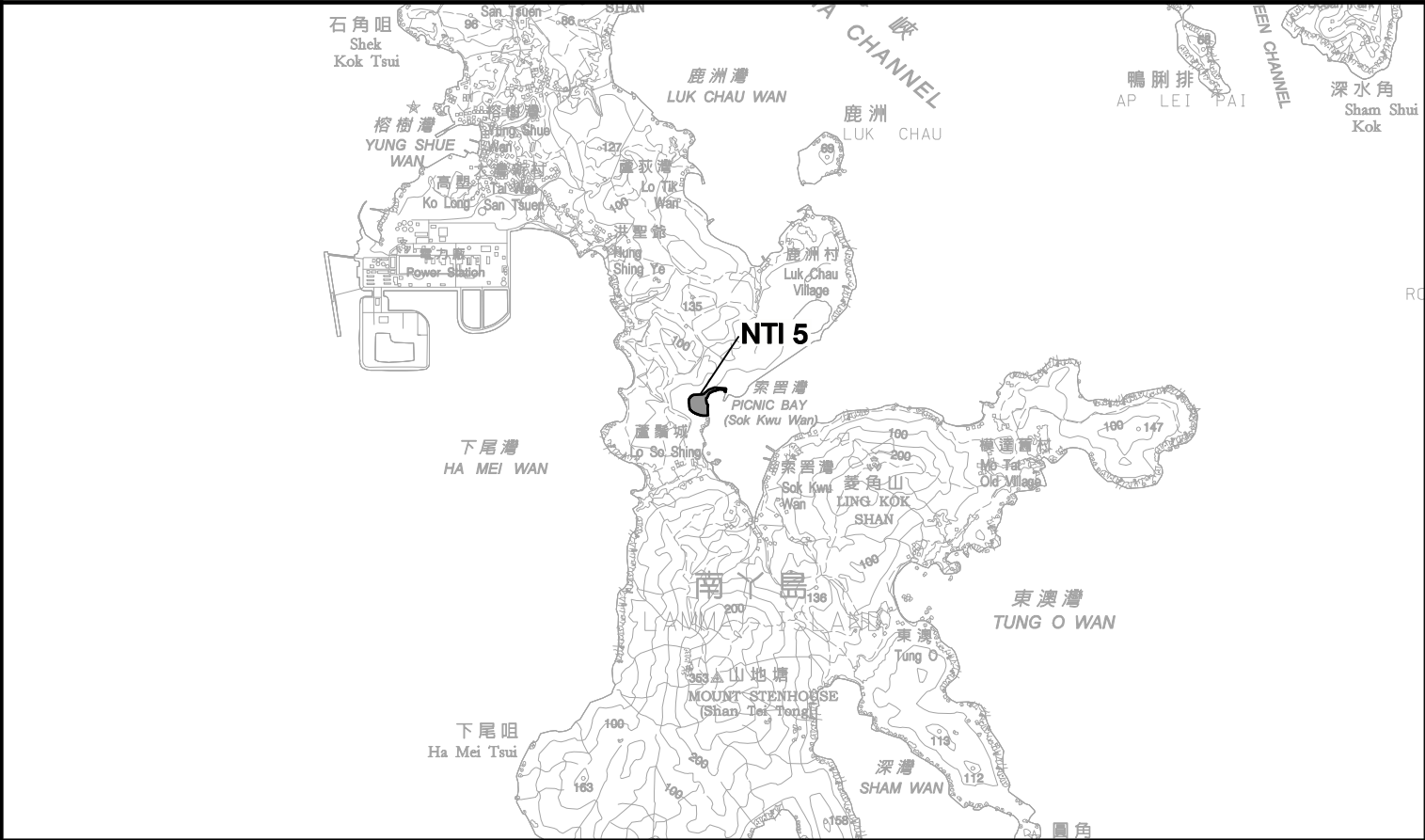
Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
NTI 3 (Plan 65)	<p>Tung Chung Town Centre (TCTLs 1, 2,3,4 and 5), New Territories</p> <p>(22 ha)</p> <p>(Commercial portion is under single ownership but the residential portion has been sold to multiple owners)</p>	21	<ul style="list-style-type: none"> • The comprehensive development of TCTLs 1 to 5 within the “CDA” has been completed and all approval conditions of the approved scheme (Application No. A/I-TCTC/28) have been complied with. • Certificates of Compliance have been issued between 1995 and 2011. • Two planning applications No. A/I-TCTC/33 and A/I-TCTC/36 for the change of use of part of the commercial area at the podium ground level of TCTL 3 from “Primary School” and “Retail” uses to “Church” and “Retail” uses and from “Church” and “Retail” uses to “Shop and Services” and “Retail” were approved with conditions on 27.7.2007 and 6.11.2009 respectively. Revised MLPs have been deposited in the Land Registry. • The whole “CDA” site has an area of over 20 ha comprising residential and commercial development. The commercial development includes uses such as office, hotel, shops and services, eating place and place of entertainment. There are separate leases governing different town lots within the “CDA”. To facilitate development control and allow flexibility for change of uses through the planning system, the “CDA” could be rezoned to reflect the approved uses and as-built development on the site with the amendments related to the Tung Chung New Town Extension Study when finalized.

“CDA” Site with Approved MLP and with Potential for Rezoning**(Total: 1 – NTI 2) (Plan 66)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
NTI 2 (Plan 66)	Park Island, Tung Wan & Tung Wan Tsai, Ma Wan, New Territories (21.19 ha) (multiple ownership)	22	<ul style="list-style-type: none"> • The development of the Park Island has been approved since 1994. A total of 12 applications (Nos. A/MWI/1, A/MWI/4, A/MWI/7, A/MWI/11, A/MWI/12, A/I-MWI/13, A/I-MWI/22, A/I-MWI/26, A/I-MWI/28, A/I-MWI/31, A/I-MWI/34 and A/I-MWI/38) are involved. The latest approved application No. A/I-MWI/38 was approved with conditions by the D of Plan under delegated authority of the TPB on 21.7.2006 and the MLP was deposited in the Land Registry in July 2007. • Lease modification was approved on 26.2.1999. • The building works of the Park Island (No. A/I-MWI/38) have been completed. Occupation Permit for the last phase (Phase 6) of Park Island was issued on 30.6.2009. • Most of the approval conditions have been complied with. For approval condition (b) on the submission and implementation of a revised landscape master plan, the applicant is currently preparing submission to fully discharge the implementation aspect of this condition. For the remaining approval condition (d), the submission aspect relating to the submission and implementation of contingency plans for traffic arrangement in case of inclement weather or other emergency situations has been complied with on 18.3.2015. The applicant has made submission on 20.4.2015 for compliance with the implementation aspect of this condition and relevant Government departments are being consulted. • Upon discharge of all approval conditions, the site has the potential for rezoning to reflect the as-built residential, GIC and commercial uses.



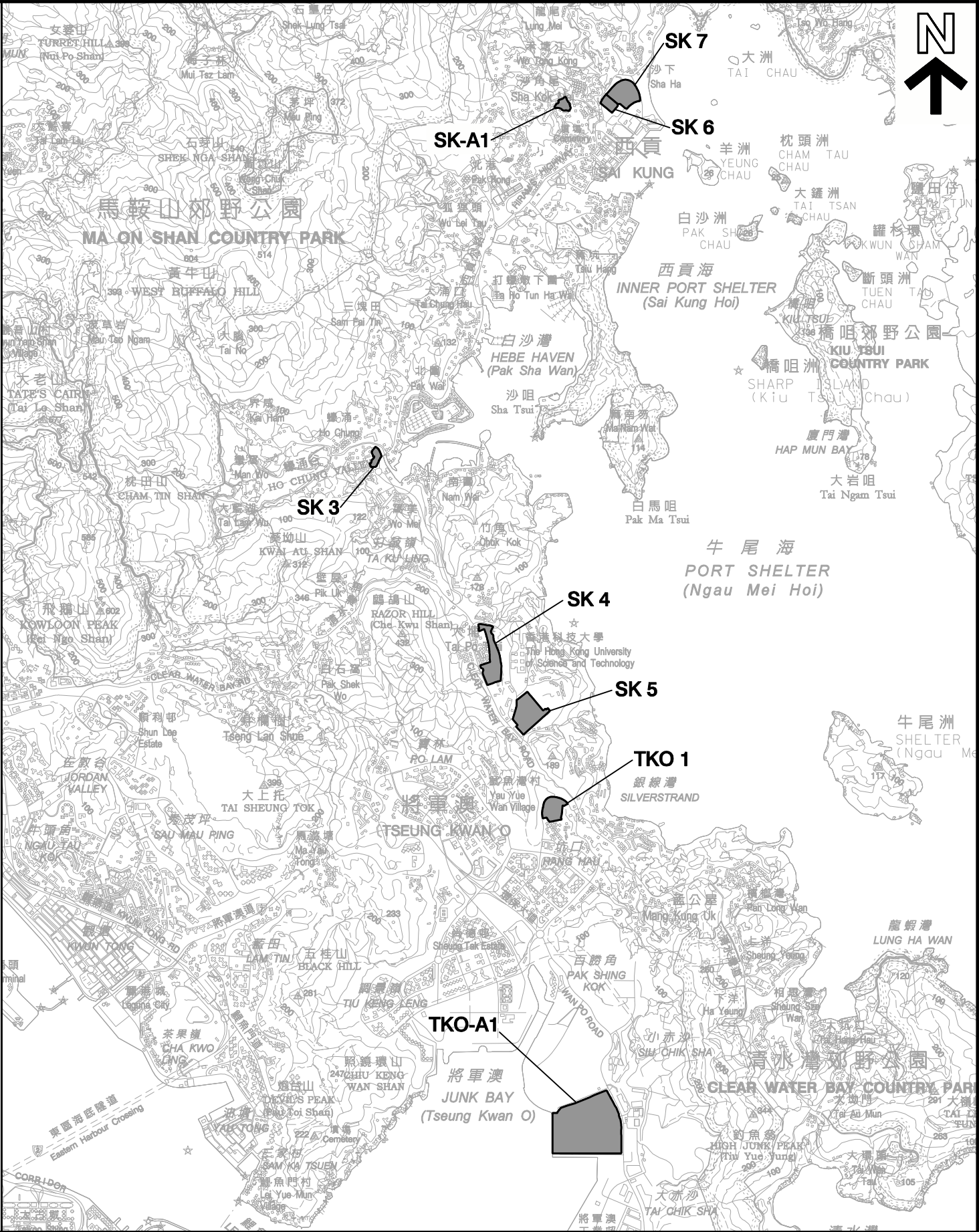
<p>本摘要圖於2015年5月4日擬備， 所根據的資料為地圖組別HM50C</p> <p>EXTRACT PLAN PREPARED ON 4.5.2015 BASED ON MAP SERIES HM50C</p>		<p>位置圖 LOCATION PLAN</p> <p>沙田、大埔及北區綜合發展區地盤</p> <p>COMPREHENSIVE DEVELOPMENT AREA SITES IN SHA TIN, TAI PO & NORTH DISTRICT</p> <p>SCALE 1 : 50 000 比例尺</p>		<p>規劃署 PLANNING DEPARTMENT</p>	
				<p>參考編號 REFERENCE No. M/UR/14/167</p>	<p>圖 PLAN 3</p>



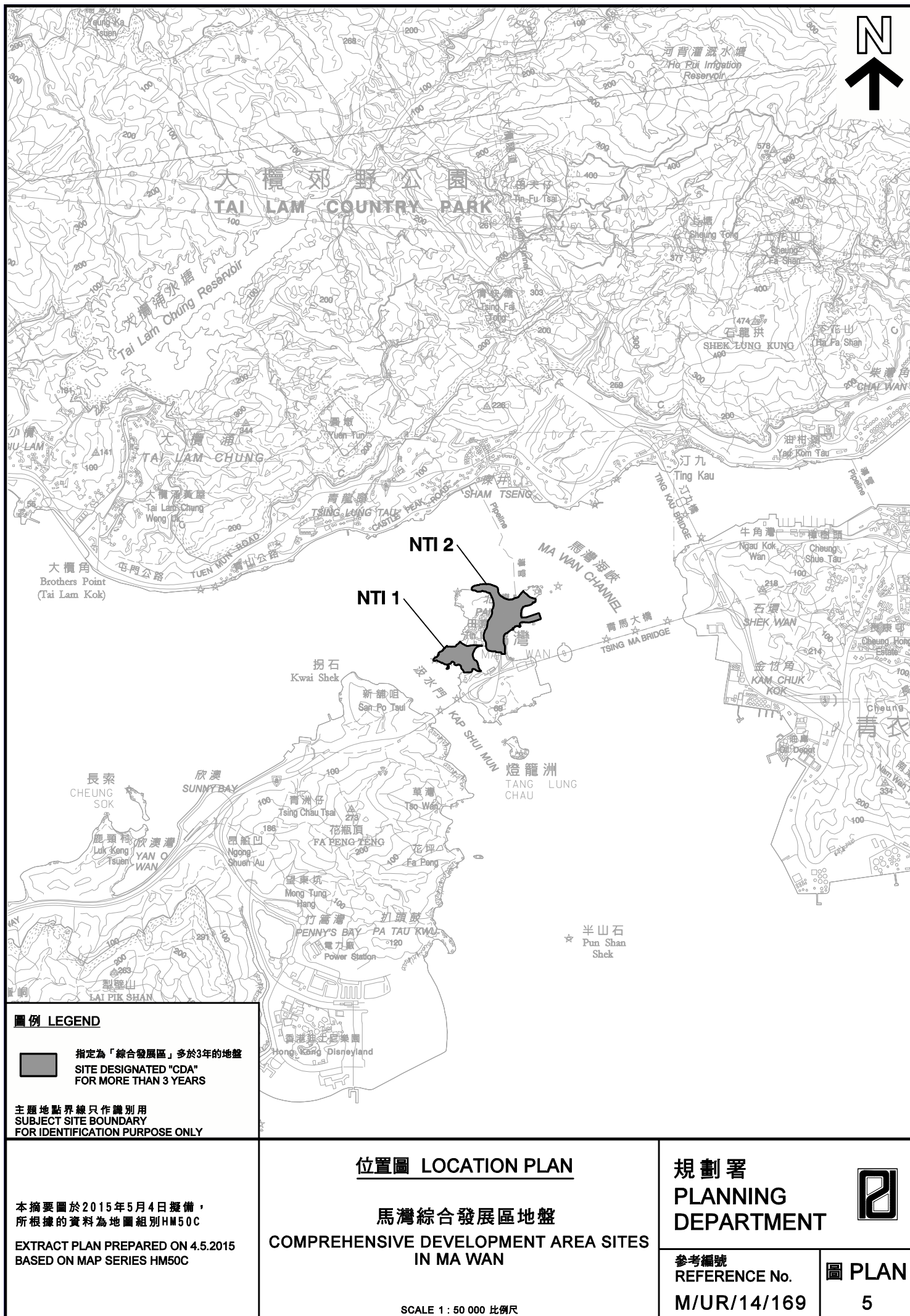
圖例 LEGEND

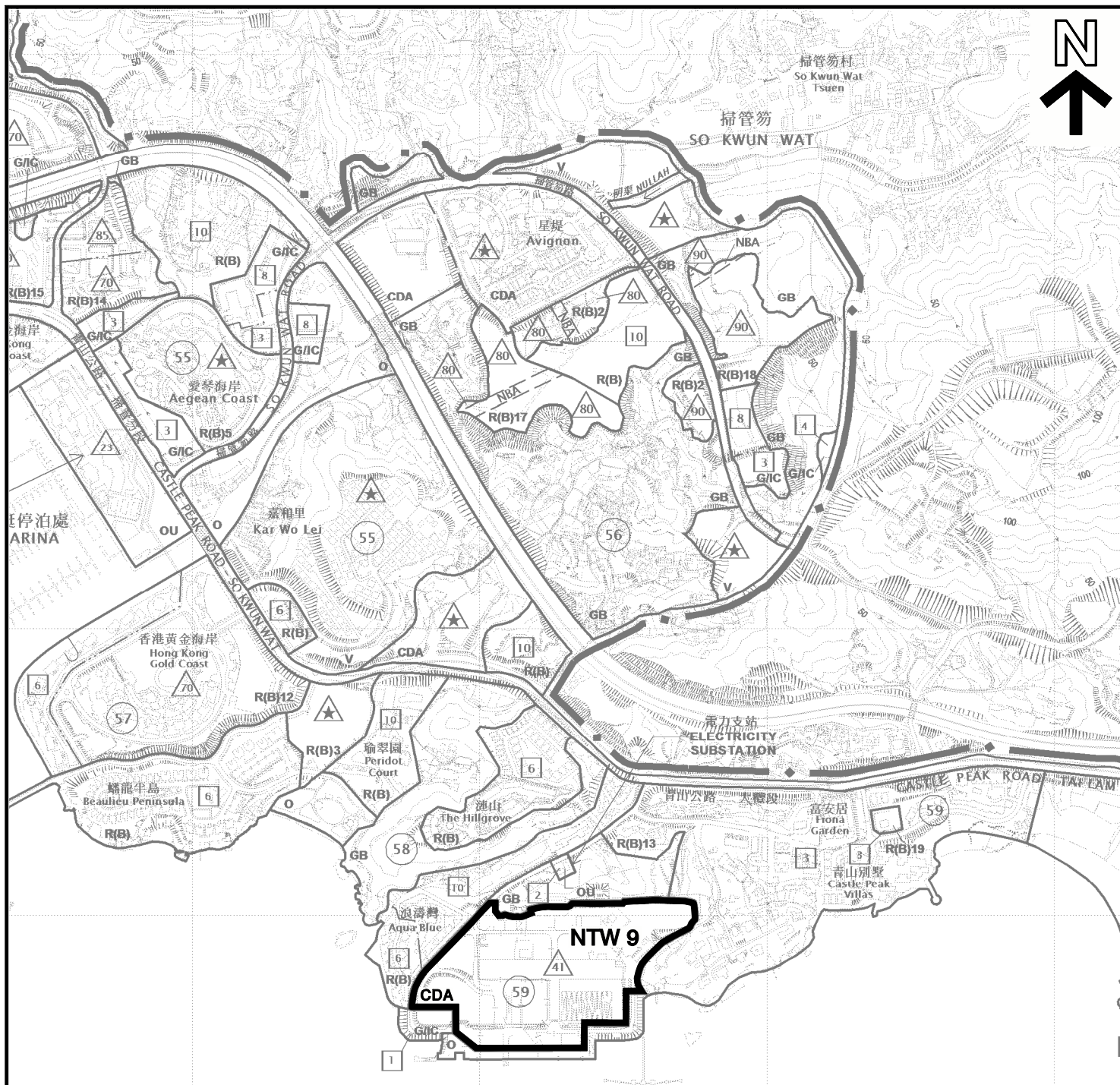
 指定為「綜合發展區」多於3年的地盤
SITE DESIGNATED "CDA"
FOR MORE THAN 3 YEARS

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



<p>本摘要圖於2015年5月4日擬備， 所根據的資料為地圖組別HM50C</p> <p>EXTRACT PLAN PREPARED ON 4.5.2015 BASED ON MAP SERIES HM50C</p>		<p>位置圖 LOCATION PLAN</p> <p>西貢及離島區綜合發展區地盤</p> <p>COMPREHENSIVE DEVELOPMENT AREA SITES IN SAI KUNG & ISLANDS DISTRICT</p> <p>SCALE 1 : 50 000 比例尺</p>		<p>規劃署 PLANNING DEPARTMENT</p> 	
<p>參考編號 REFERENCE No. M/UR/14/168</p>		<p>圖 PLAN</p> <p>4</p>			





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2015年3月10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 10.3.2015
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

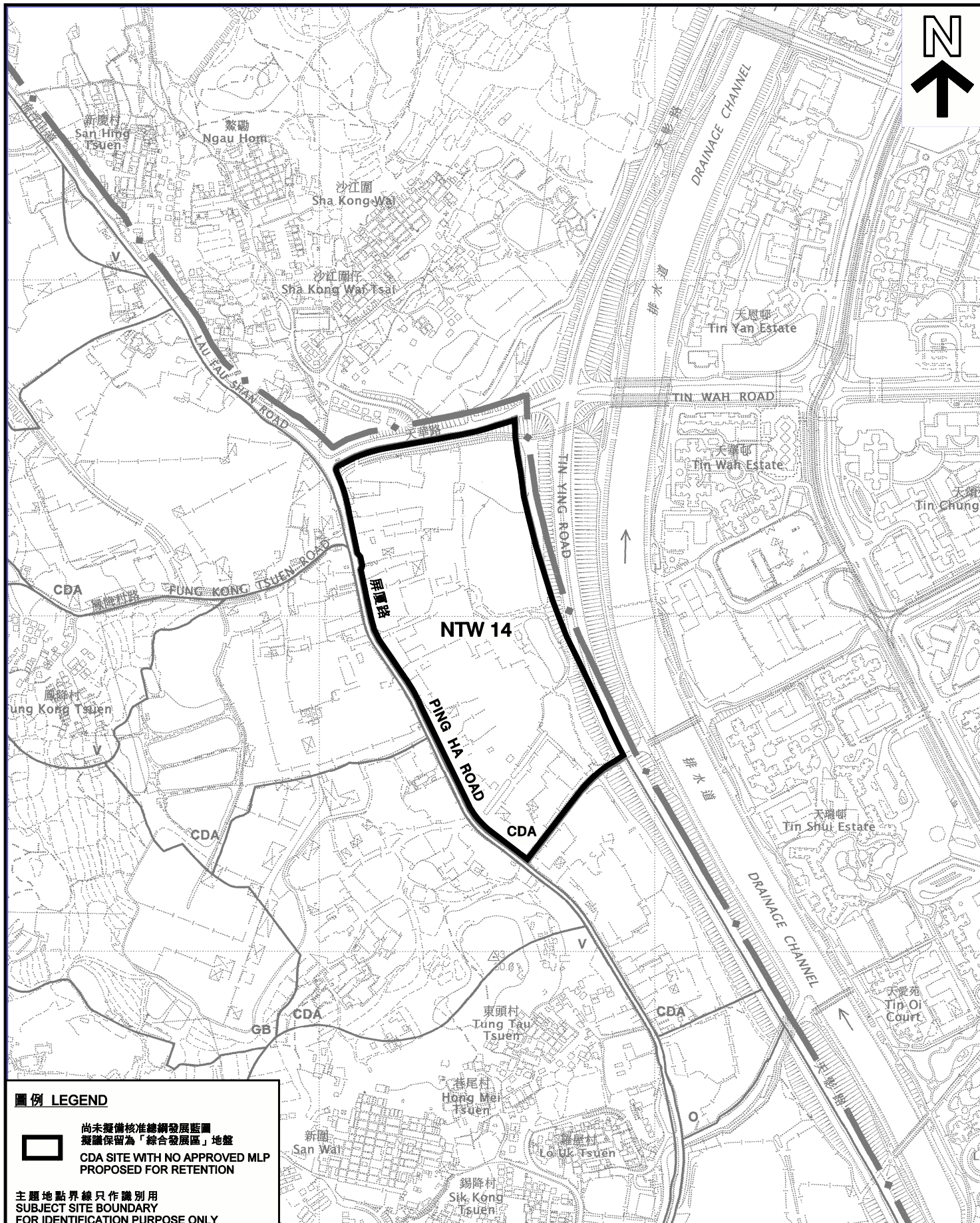
SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/170

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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 14
新界元朗廈村天華路以南

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

SCALE 1 : 7 500 比例尺

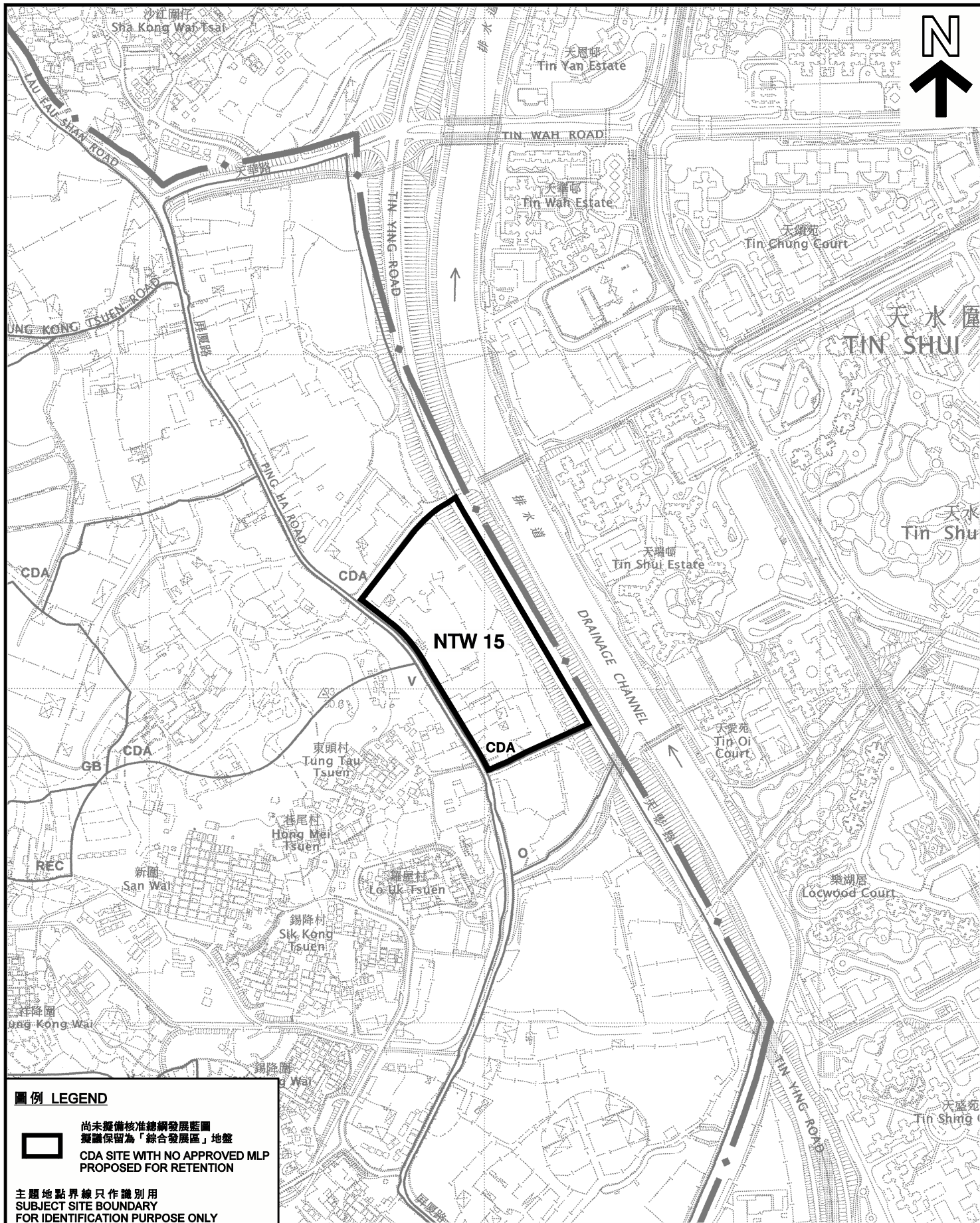
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/171

圖 PLAN
7

本摘要圖於2015年3月6日擬備，
所根據的資料為於2009年1月13日
核准的分區計劃大綱圖編號S/YL-HT/10
EXTRACT PLAN PREPARED ON 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-HT/10 APPROVED ON 13.1.2009



圖例 LEGEND



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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 15
新界元朗廈村東頭村以東

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

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT

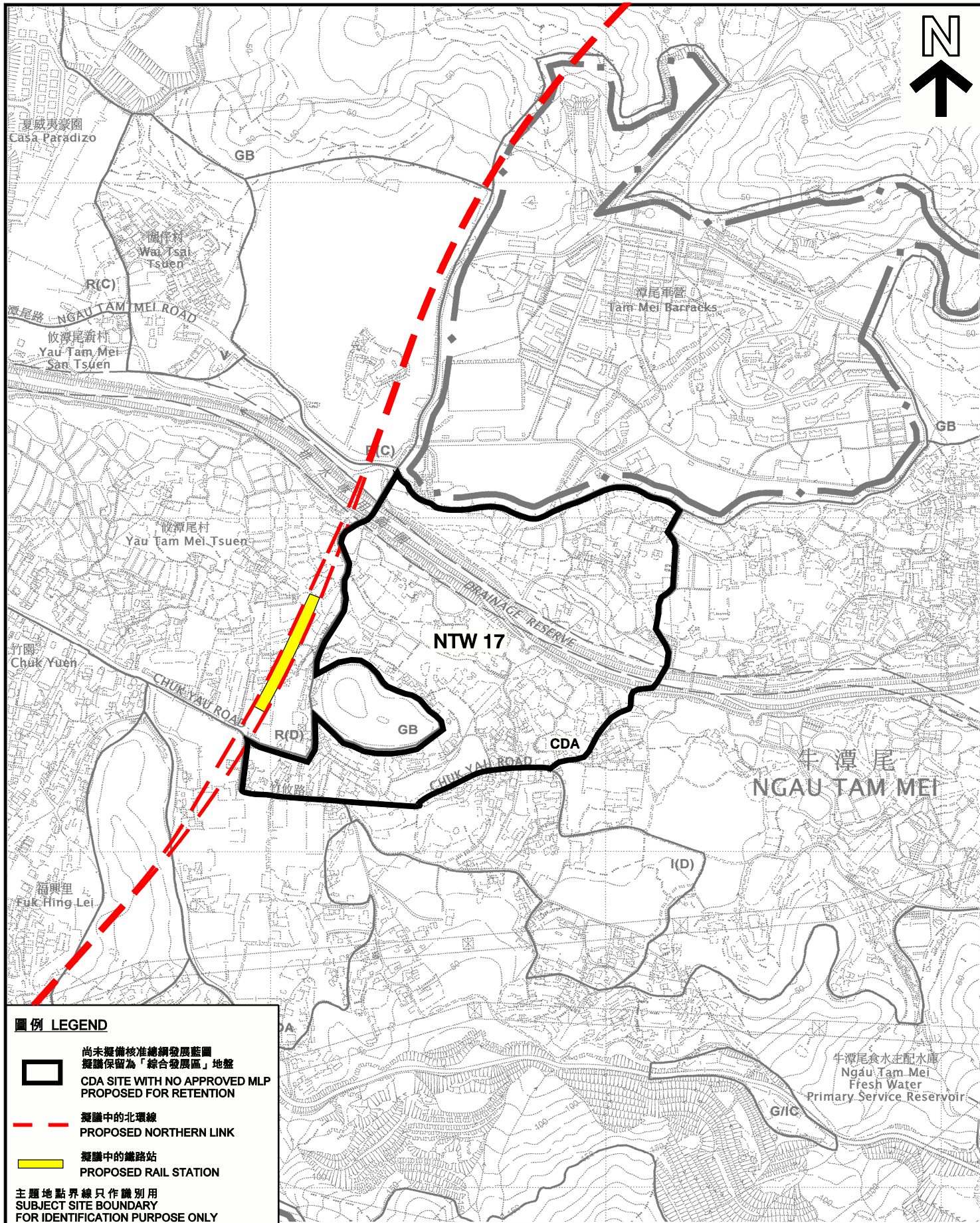


參考編號
REFERENCE No.
M/UR/14/172




圖 PLAN
8

本摘要圖於2015年3月6日擬備，
所根據的資料為於2009年1月13日
核准的分區計劃大綱圖編號S/YL-HT/10

EXTRACT PLAN PREPARED ON 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-HT/10 APPROVED ON 13.1.2009



圖例 LEGEND

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

本摘要圖於2015年3月6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 6.3.2015
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 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

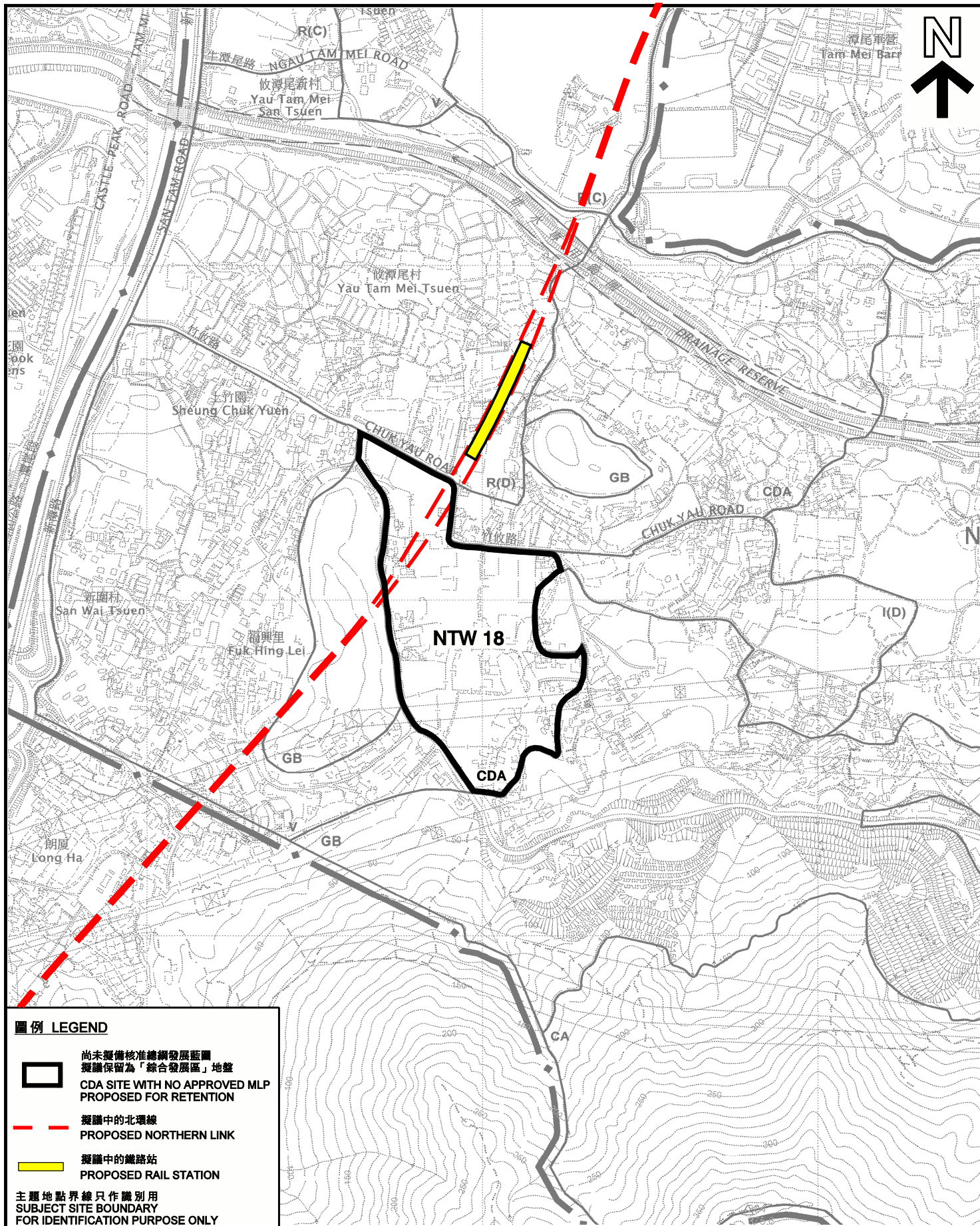
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/173

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
-  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2015年3月6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 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/12 APPROVED ON 5.12.2006

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 18
新界元朗牛潭尾上竹園以東

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

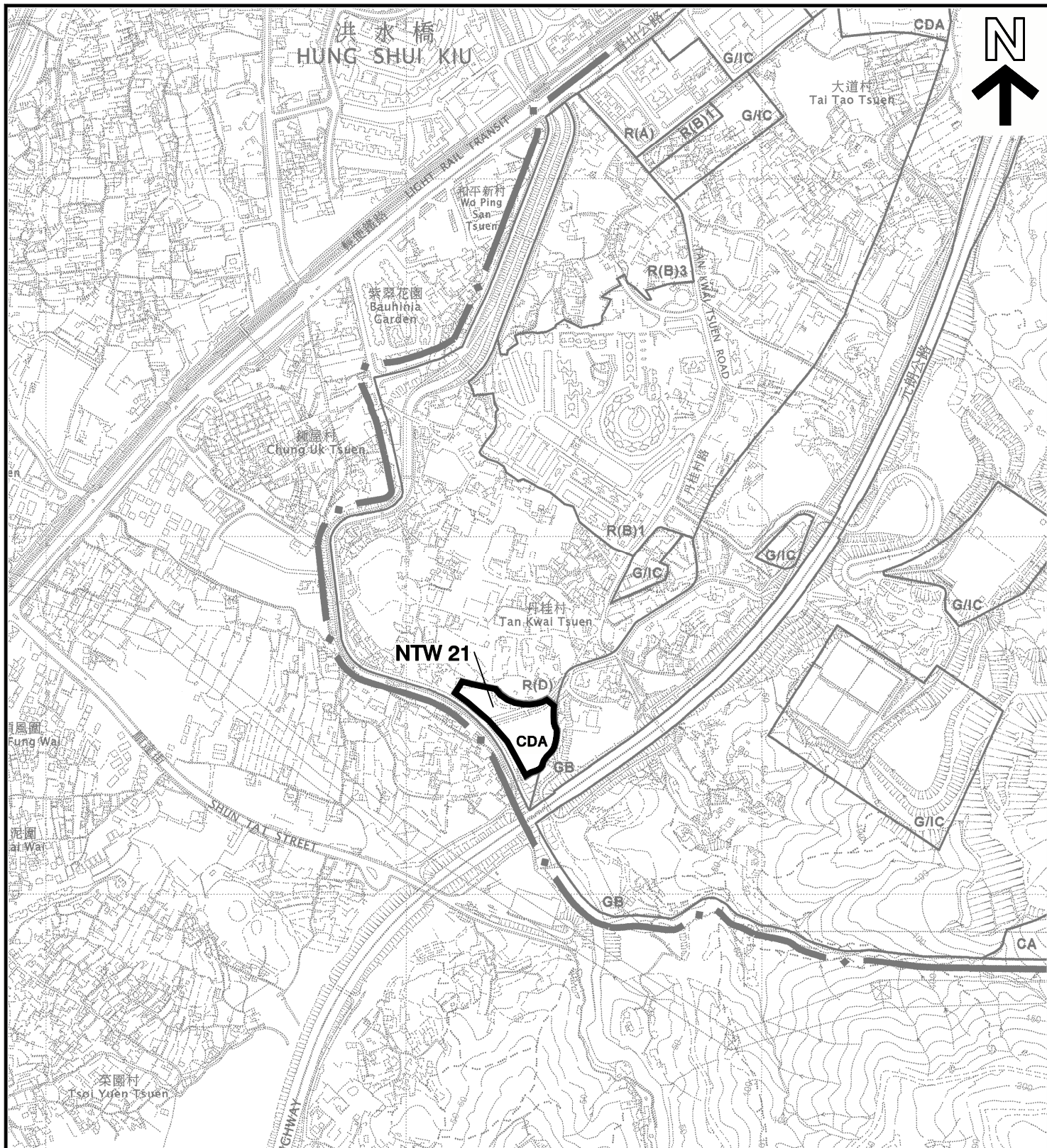
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/174

圖 PLAN
10



圖例 LEGEND



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

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

本摘要圖於2015年3月31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 31.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/10 APPROVED ON 7.2.2006

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 21
新界元朗

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

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

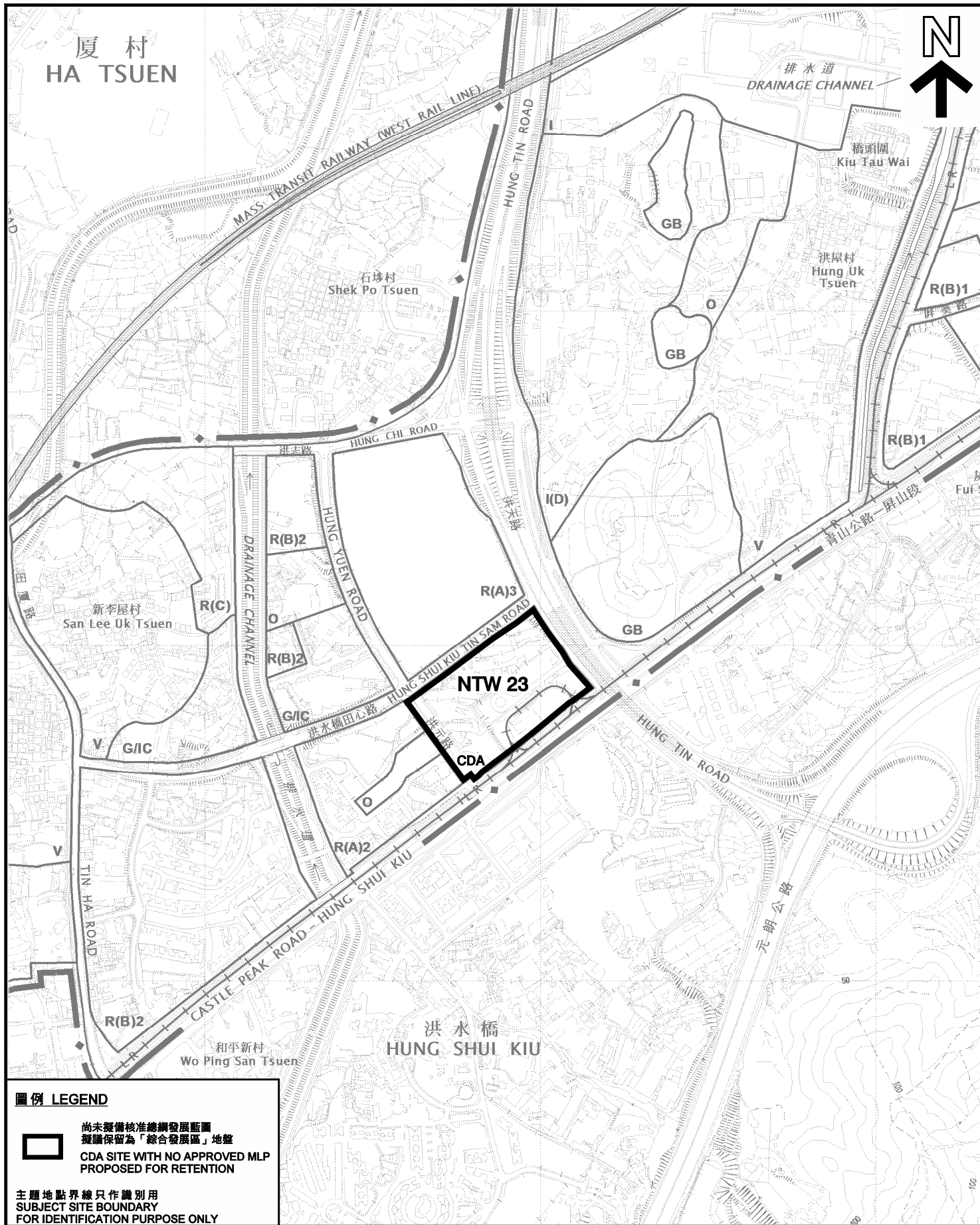
SCALE 1 : 7 500 比例尺

規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/UR/14/175

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2015年3月6日擬備，
所根據的資料為於2014年10月31日
展示的分區計劃大綱圖編號S/YL-PS/15

EXTRACT PLAN PREPARED ON 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/15 EXHIBITED ON 31.10.2014

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 23
新界元朗洪水橋洪天路以西

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

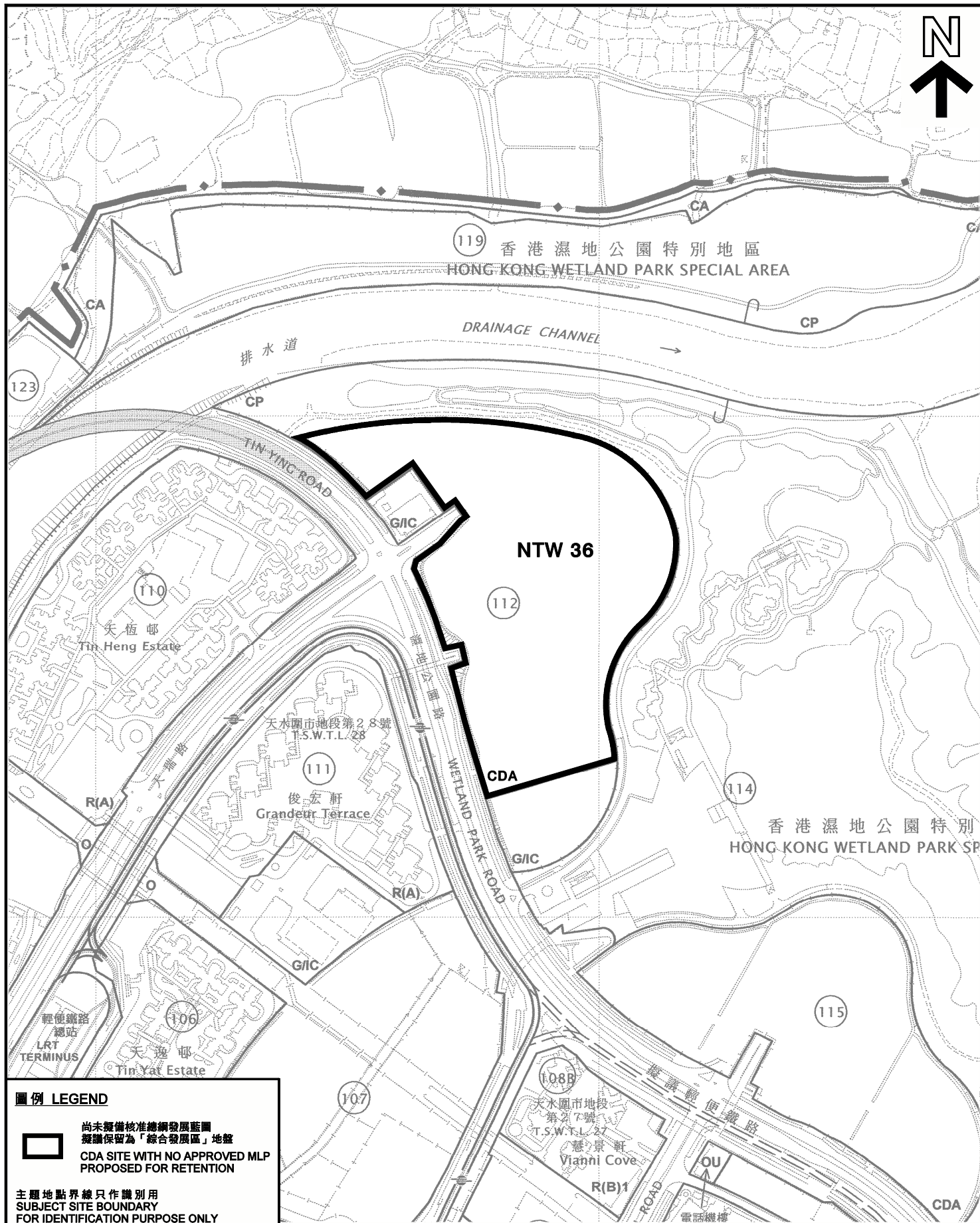
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/176

圖 PLAN
12



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 36
新界天水圍第112區

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

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT

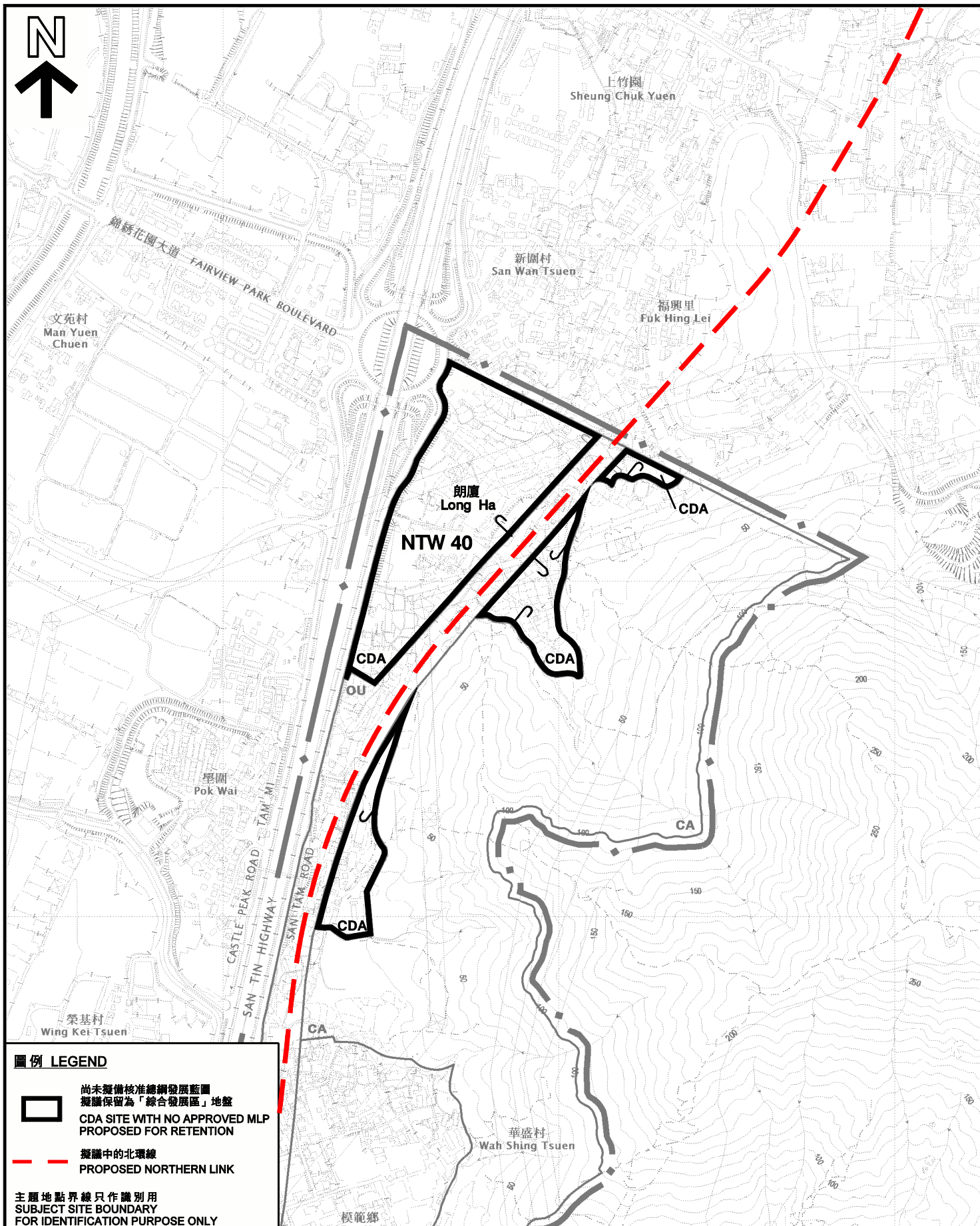


參考編號
REFERENCE No.
M/UR/14/177

圖 PLAN
13

本摘要圖於2015年3月6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 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/TSW/12 APPROVED ON 15.7.2008



圖例 LEGEND



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

擬議中的北環線
PROPOSED NORTHERN LINK

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

本摘要圖於2015年3月6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 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/9 APPROVED ON 2.12.2014

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 40
新界元朗錦田朗廈

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

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/178

圖 PLAN
14

[illegible]

**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

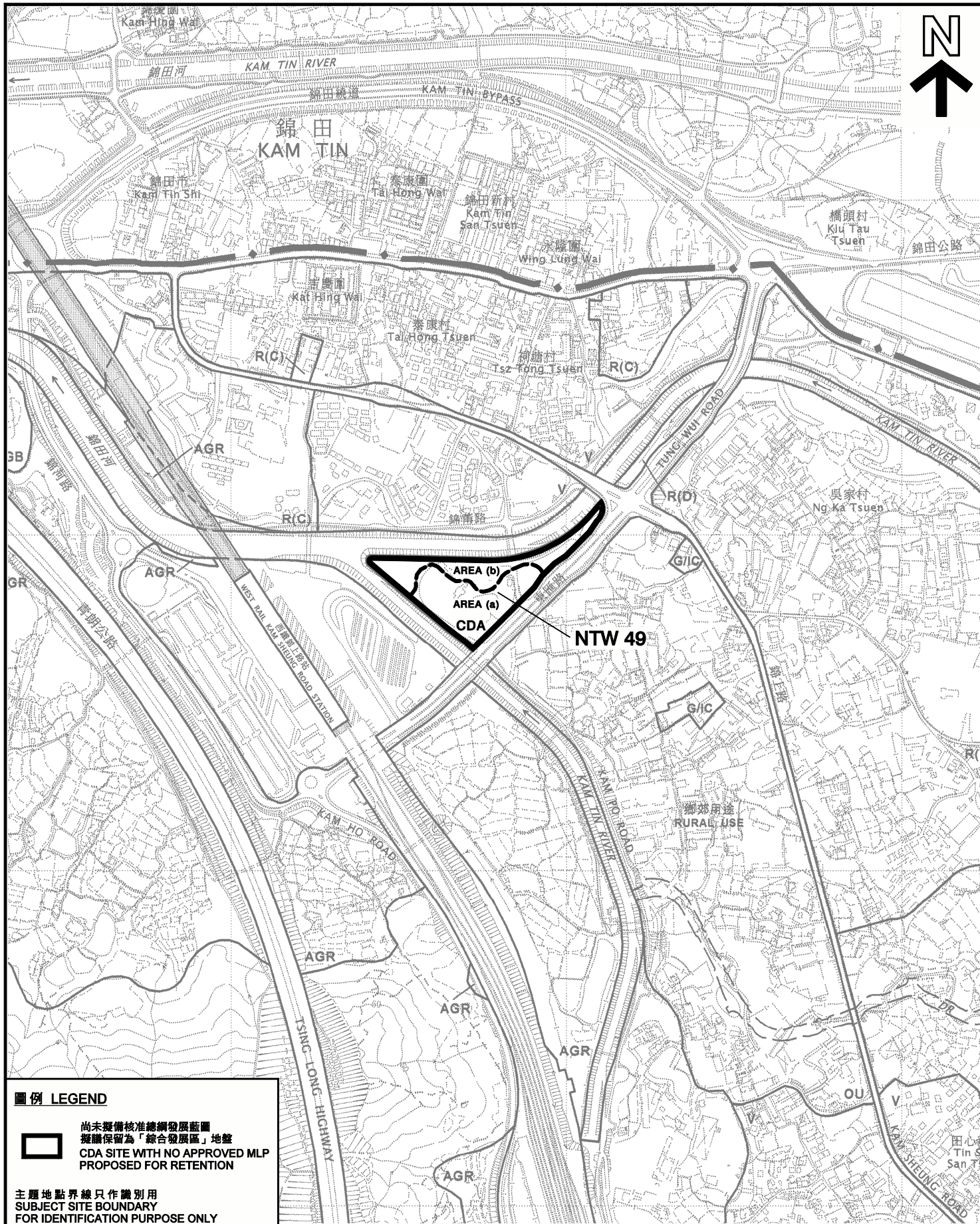
本摘要圖於2015年3月6日擬備，
所根據的資料為於2014年10月31日
展示的分區計劃大綱圖編號S/YL-PS/15
EXTRACT PLAN PREPARED ON 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/15 EXHIBITED ON 31.10.2014

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

參考編號
REFERENCE No.
M/UR/14/179

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

本摘要圖於2015年3月27日擬備，
所根據的資料為於2007年6月26日
核准的分區計劃大綱圖編號S/YL-KTS/11

EXTRACT PLAN PREPARED ON 27.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTS/11 APPROVED ON 26.6.2007

平面圖 SITE PLAN

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

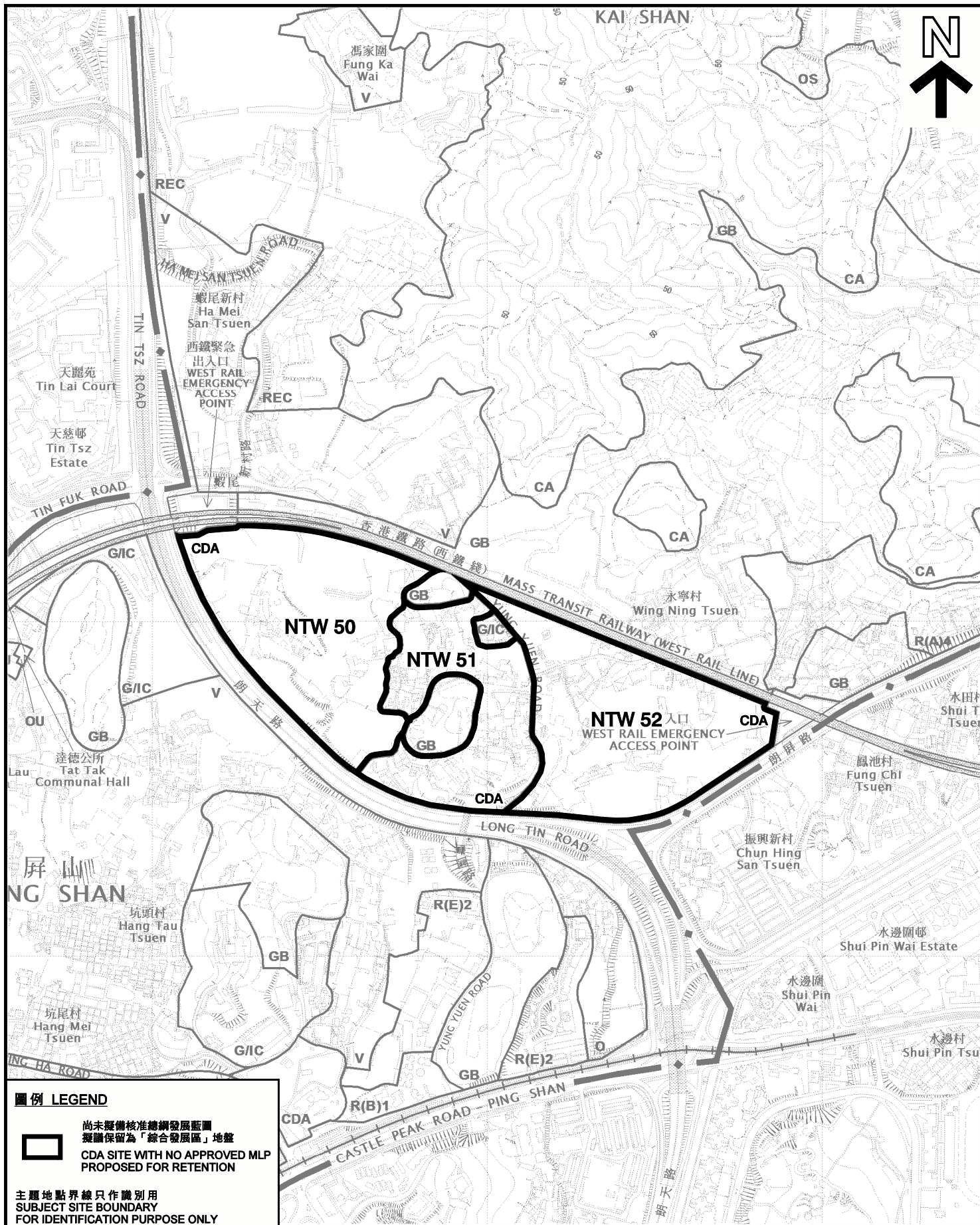
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/180

圖 PLAN
16



本摘要圖於2015年3月6日擬備，
所根據的資料為於2014年10月31日
展示的分區計劃大綱圖編號S/YL-PS/15
EXTRACT PLAN PREPARED ON 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/15 EXHIBITED ON 31.10.2014

平面圖 SITE PLAN

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

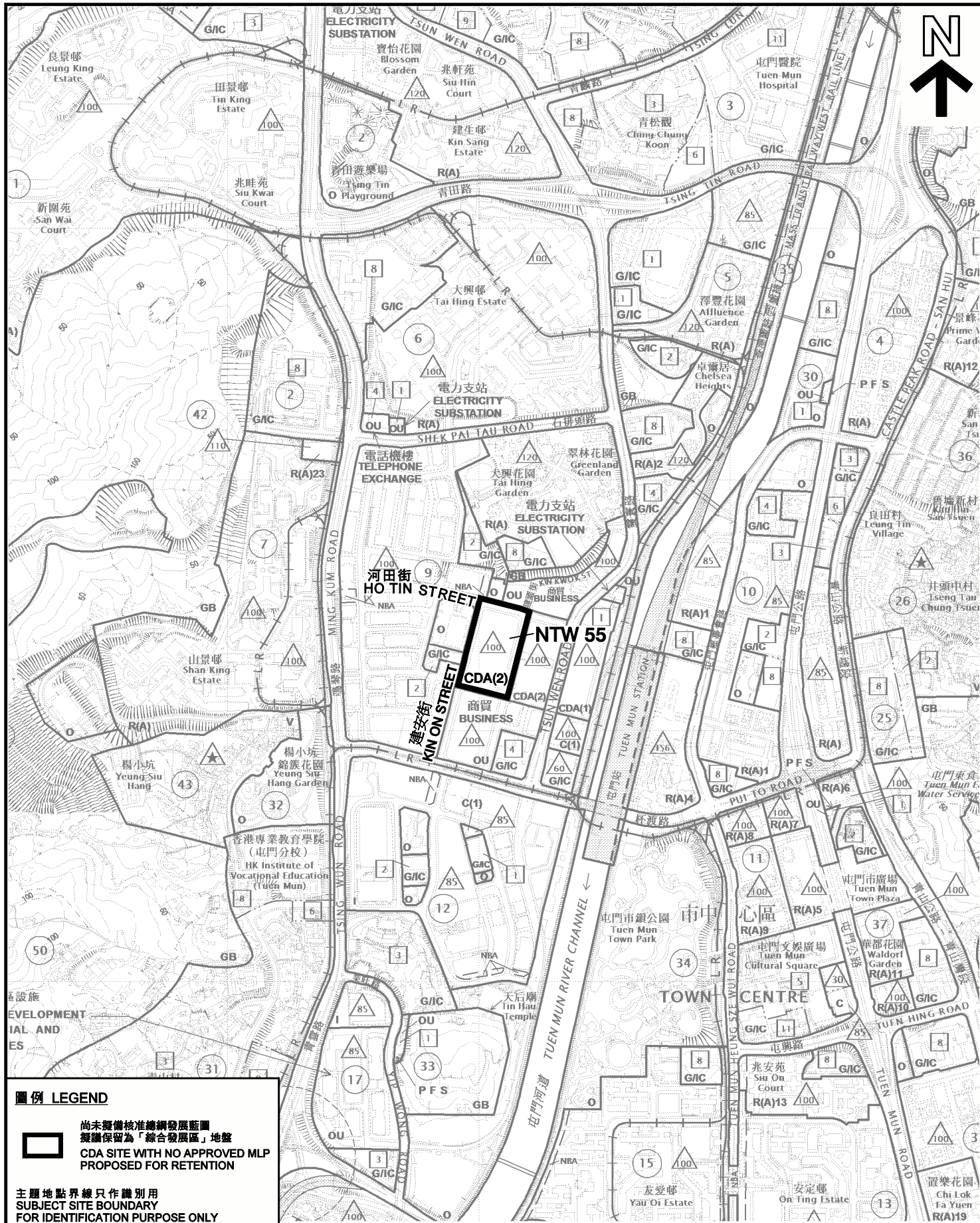
CDA SITE REF. Nos. NTW 50, NTW 51, NTW 52
NORTH-EAST OF LONG TIN ROAD, YUEN LONG, N.T. (NTW 50)
WEST OF YUNG YUEN ROAD AND NORTH OF LONG TIN ROAD
YUEN LONG, N.T. (NTW 51)
NORTH-WEST OF LONG PING ROAD, YUEN LONG, N.T. (NTW 52)

SCALE 1 : 7 500 比例尺

**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No. **M/UR/14/181**

圖 PLAN
17



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

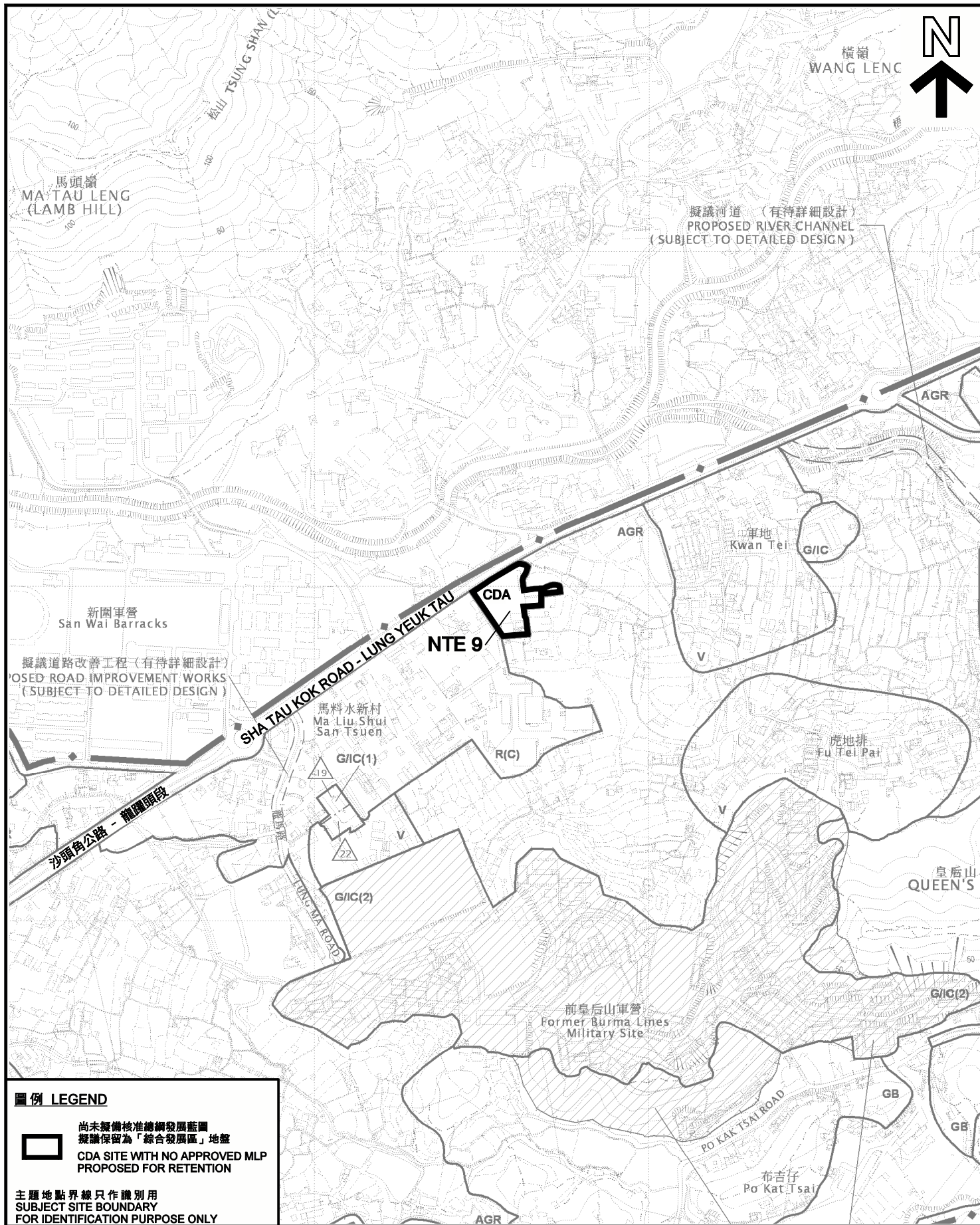
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/335

圖 PLAN
20

本摘要圖於2015年3月31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 31.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/TM/33 APPROVED ON 10.2.2015



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2015年3月13日擬備，
所根據的資料為於2012年3月16日
展示的分區計劃大綱圖編號S/NE-LYT/15

EXTRACT PLAN PREPARED ON 13.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/NE-LYT/15 EXHIBITED ON 16.3.2012

平面圖 SITE PLAN

綜合發展區地盤參考編號 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

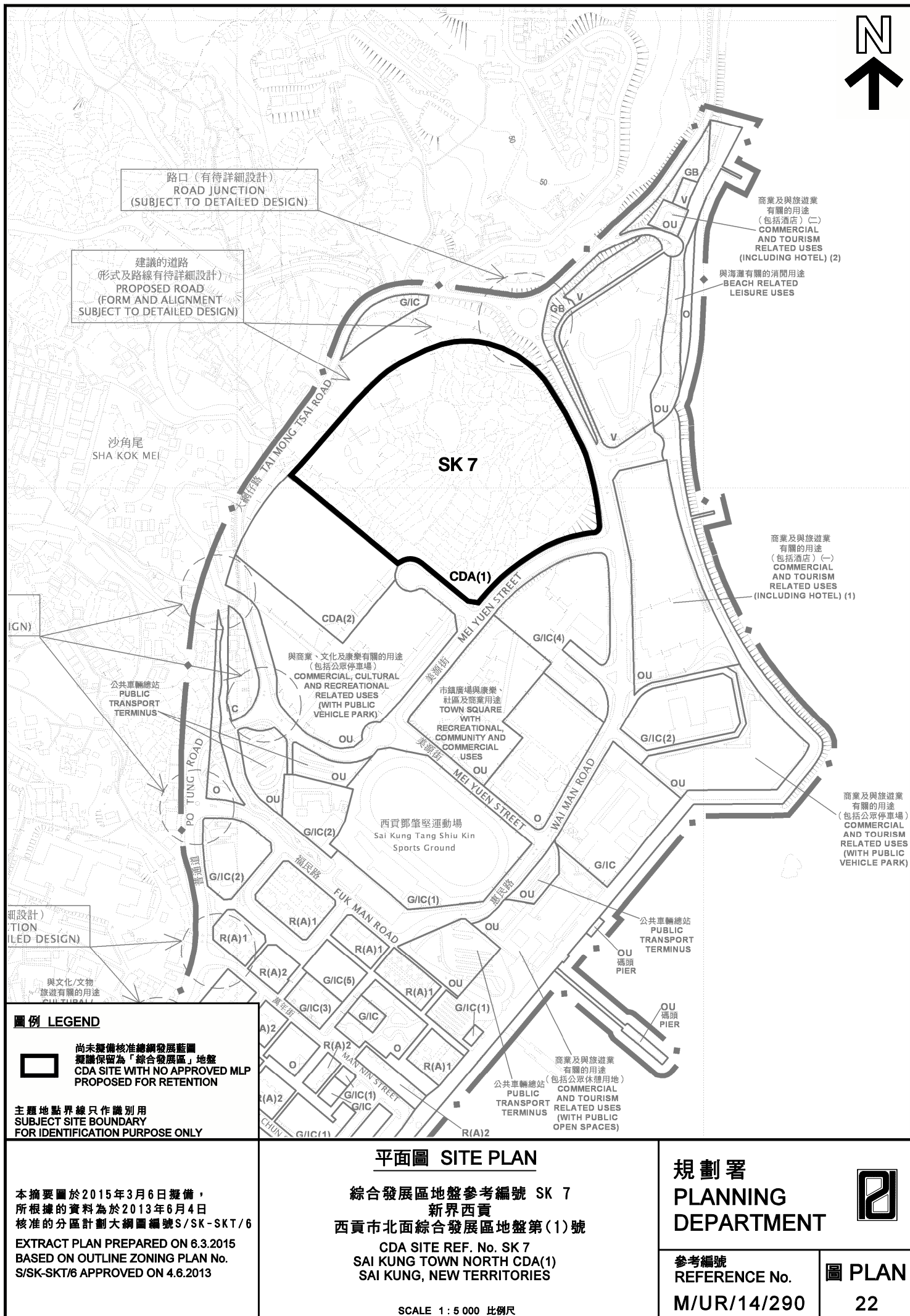
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/289

圖 PLAN
21



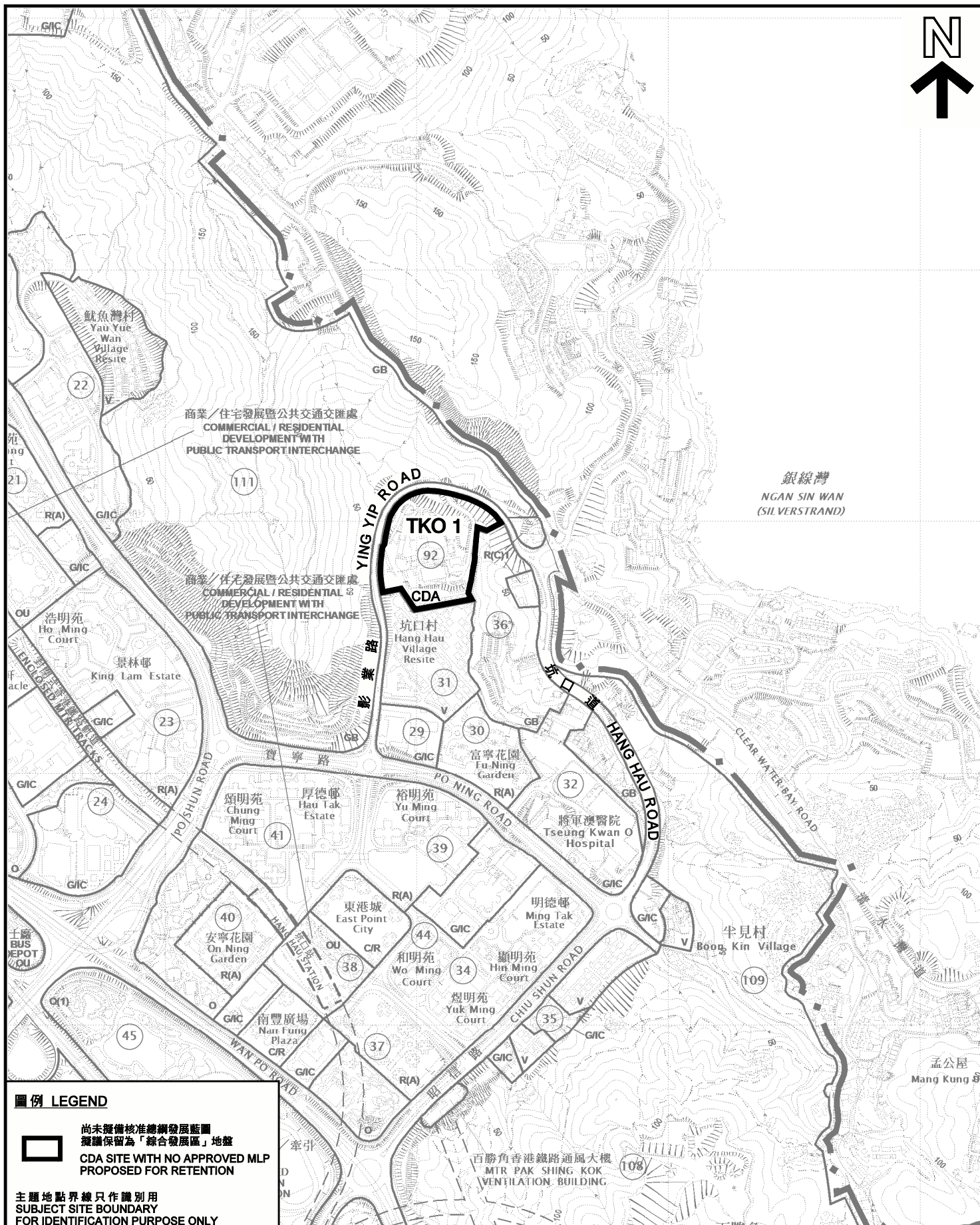
綜合發展區地盤參考編號 SK 7
新界西貢
西貢市北面綜合發展區地盤第(1)號
CDA SITE REF. No. SK 7
SAI KUNG TOWN NORTH CDA(1)
SAI KUNG, NEW TERRITORIES



PLAN

22

SCALE 1 : 5 000 比例尺



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2015年3月6日擬備，
所根據的資料為於2015年2月27日
展示的分區計劃大綱圖編號S/TKO/21
EXTRACT PLAN PREPARED ON 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/TKO/21 EXHIBITED ON 27.2.2015

平面圖 SITE PLAN

綜合發展區地盤參考編號 TKO 1
新界將軍澳第92區影業路

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

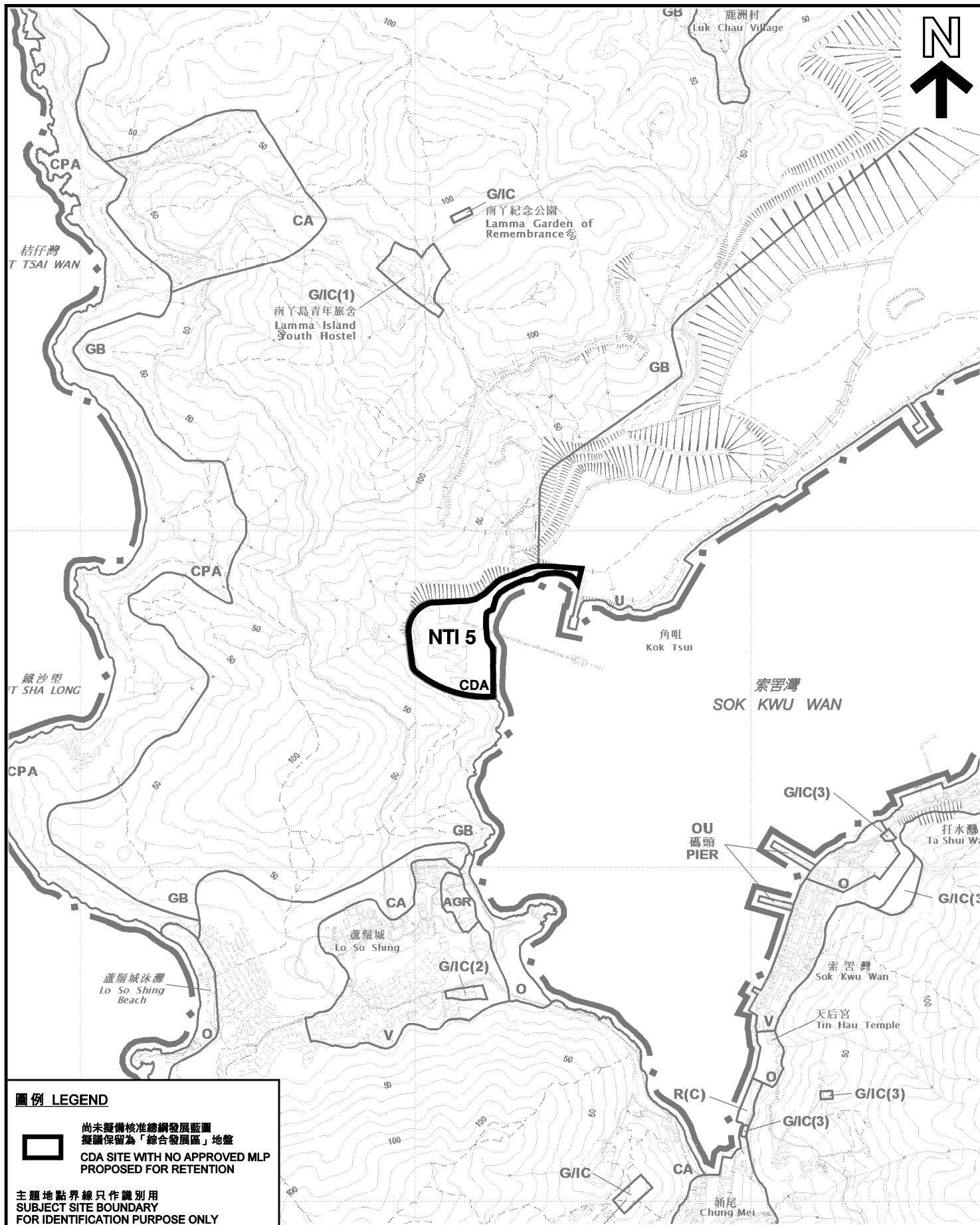
SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/291

圖 PLAN
23



圖例 LEGEND



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

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

本摘要圖於2015年3月10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 10.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/I-LI/11 APPROVED ON 6.1.2015

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTI 5
新界南丫島索罟灣

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

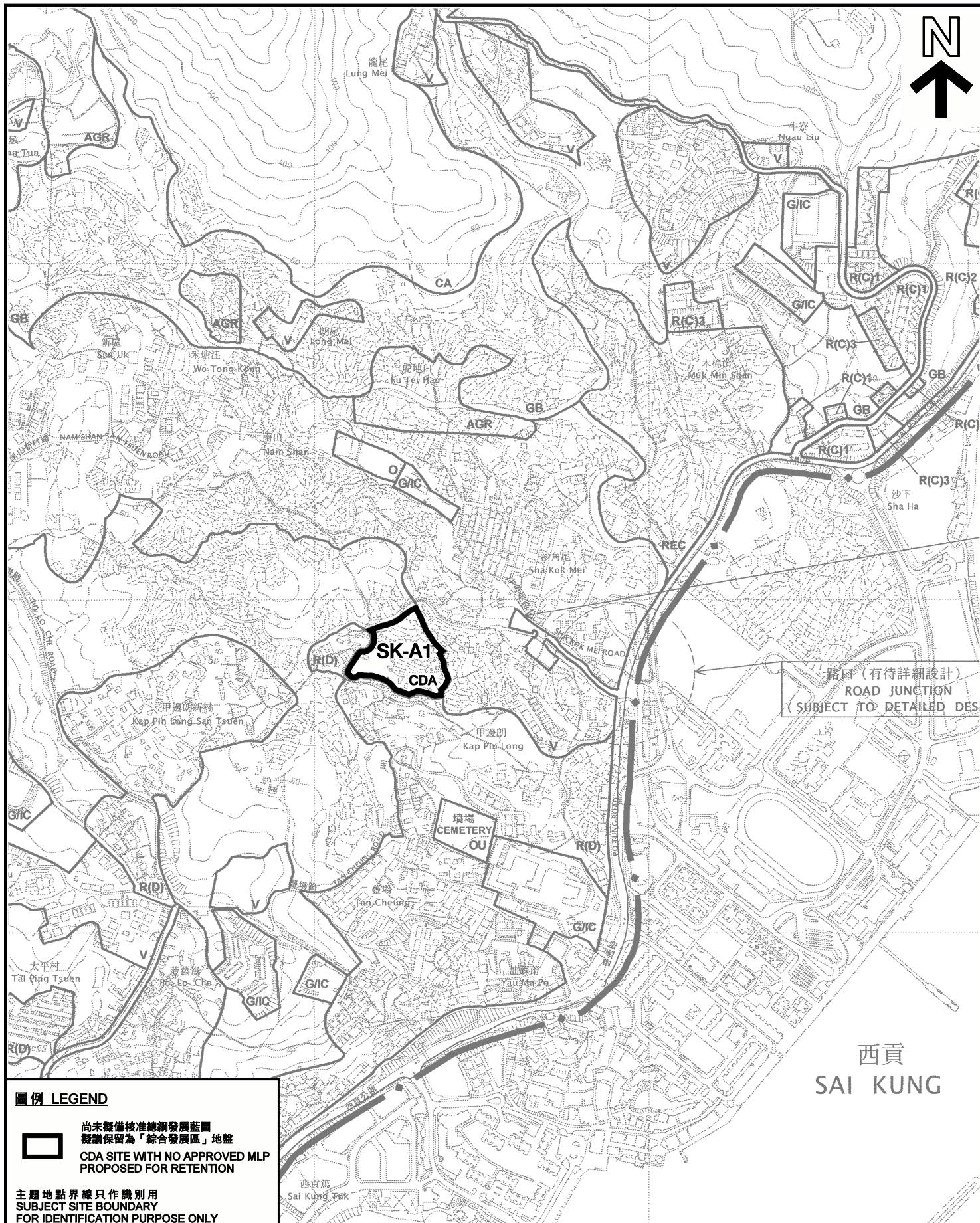
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/292

圖 PLAN
24



平面圖 SITE PLAN

綜合發展區地盤參考編號 SK-A1
新界西貢甲邊朗

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

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT

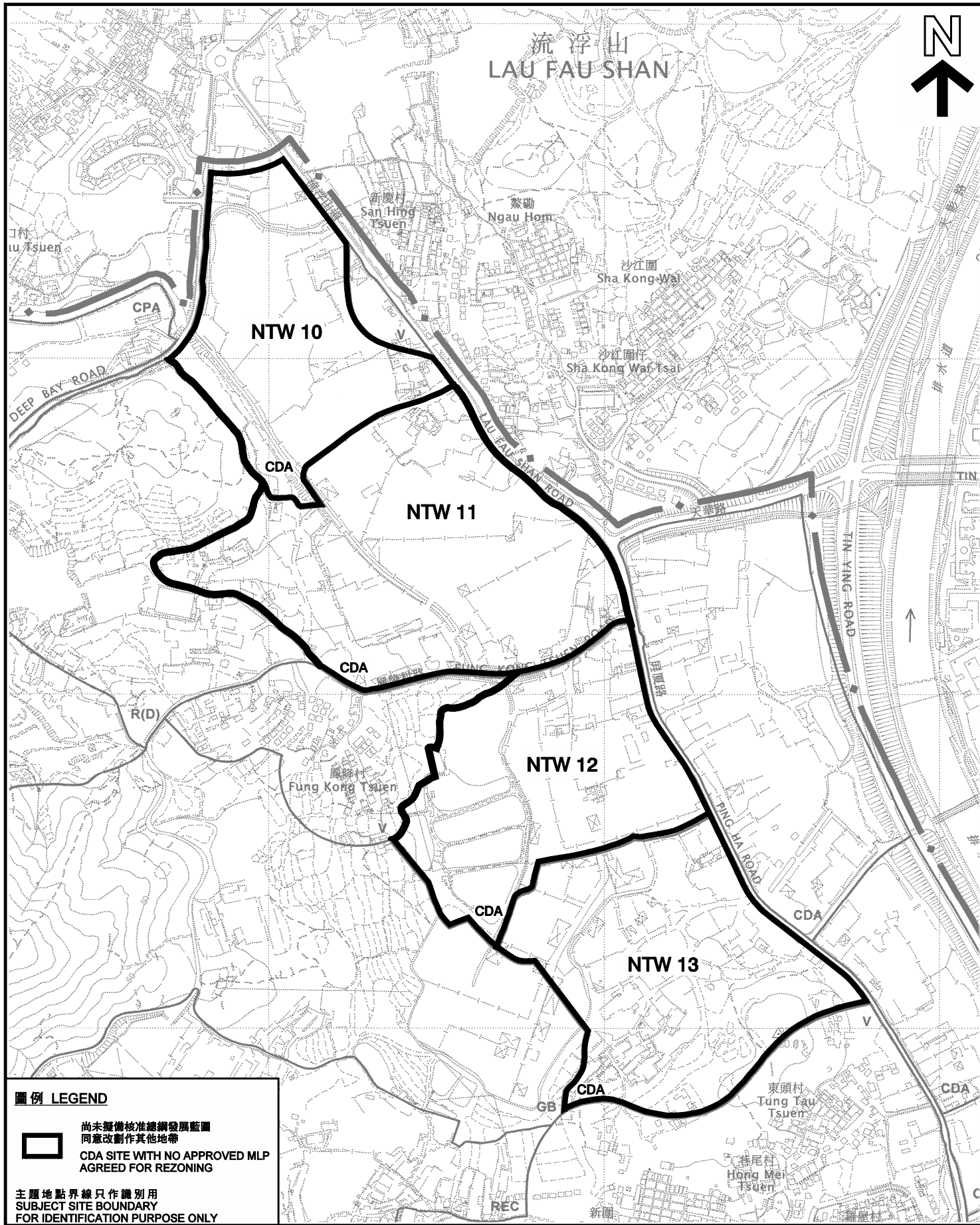


參考編號
REFERENCE No.
M/UR/14/293

圖 PLAN
25

本摘要圖於2015年3月6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 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/SK-PK/11 APPROVED ON 17.10.2006



圖例 LEGEND



尚未擬備核准總綱發展藍圖
同意改劃作其他地帶

CDA SITE WITH NO APPROVED MLP
AGREED FOR REZONING

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

本摘要圖於2015年3月6日擬備，
所根據的資料為於2009年1月13日
核准的分區計劃大綱圖編號S/YL-HT/10

EXTRACT PLAN PREPARED ON 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-HT/10 APPROVED ON 13.1.2009

平面圖 SITE PLAN

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

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

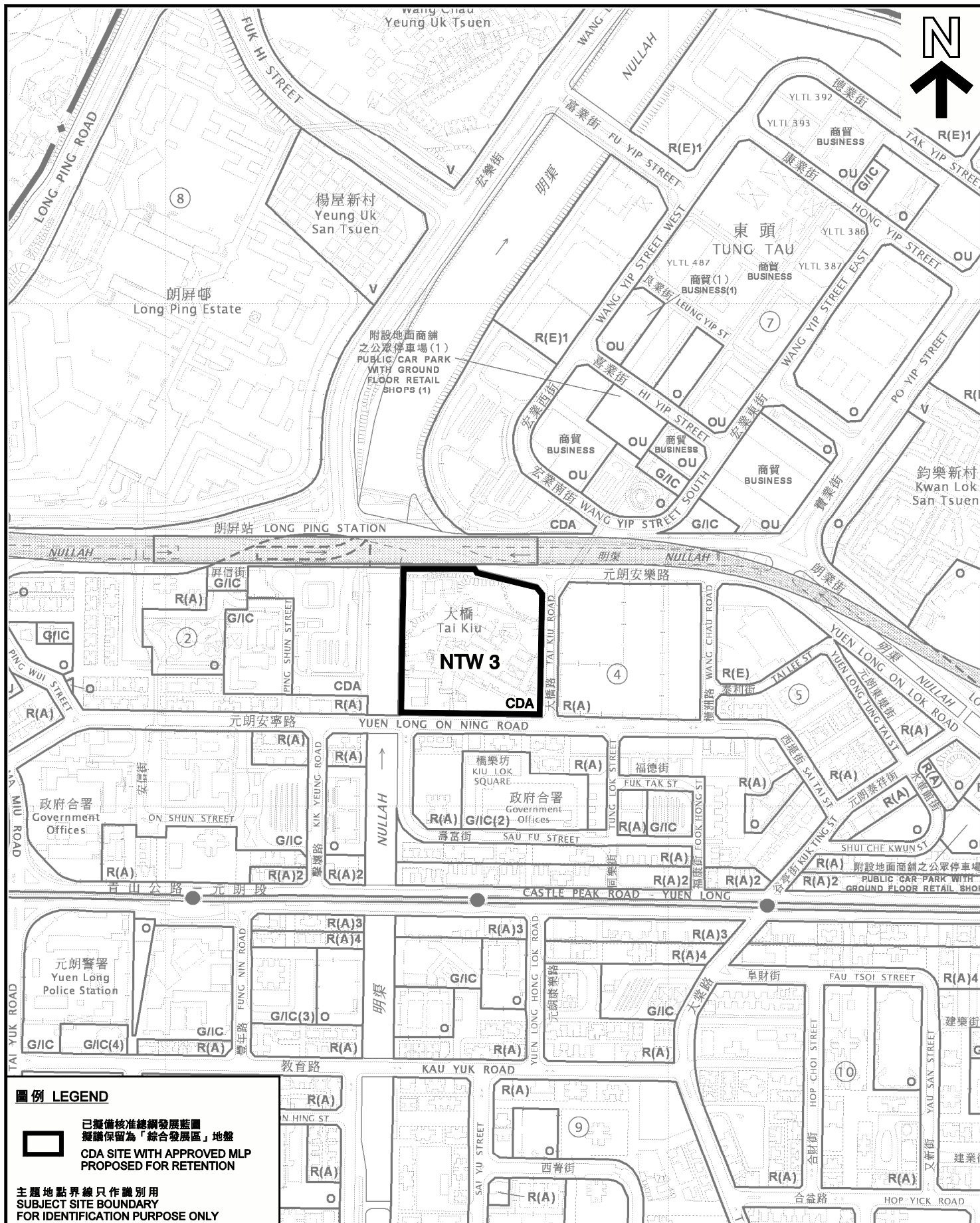
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/294

圖 PLAN
26



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

SCALE 1 : 5 000 比例尺

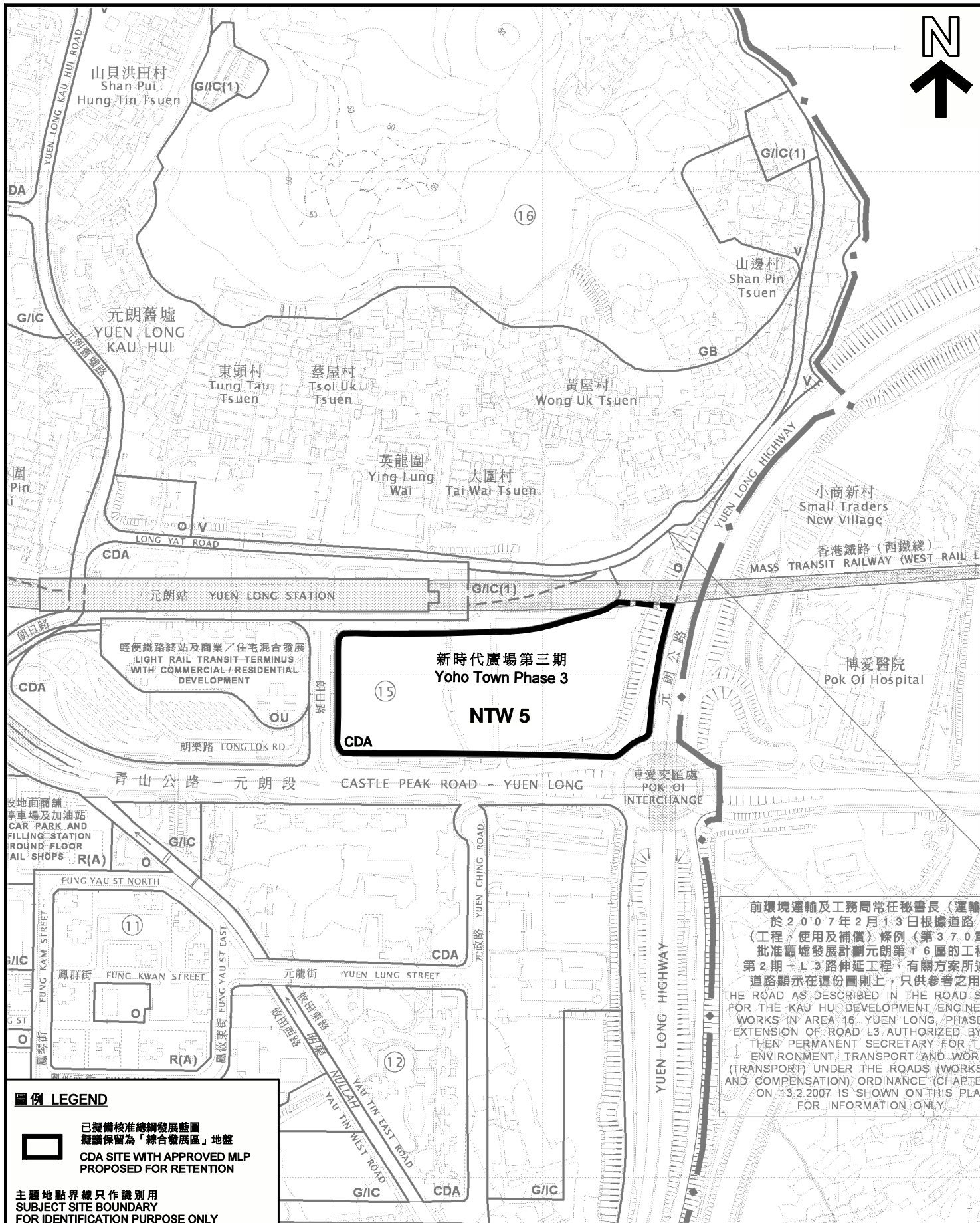
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/295

圖 PLAN
27

本摘要圖於2015年3月6日擬備，
所根據的資料為於2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 5
新界元朗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

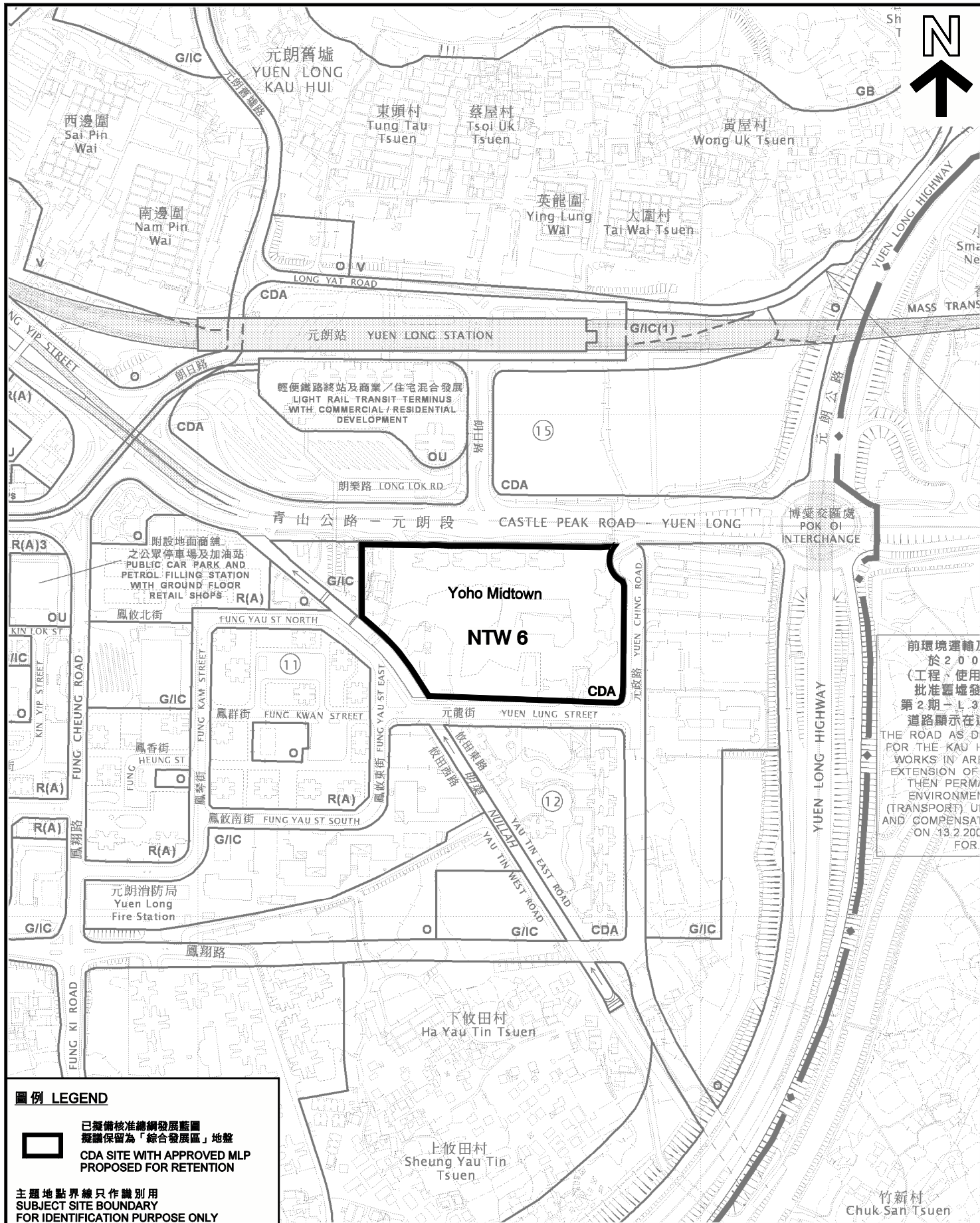
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/296

圖 PLAN
28

本摘要圖於2015年3月10日擬備，
所根據的資料為於2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 10.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 6
新界元朗青山公路—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

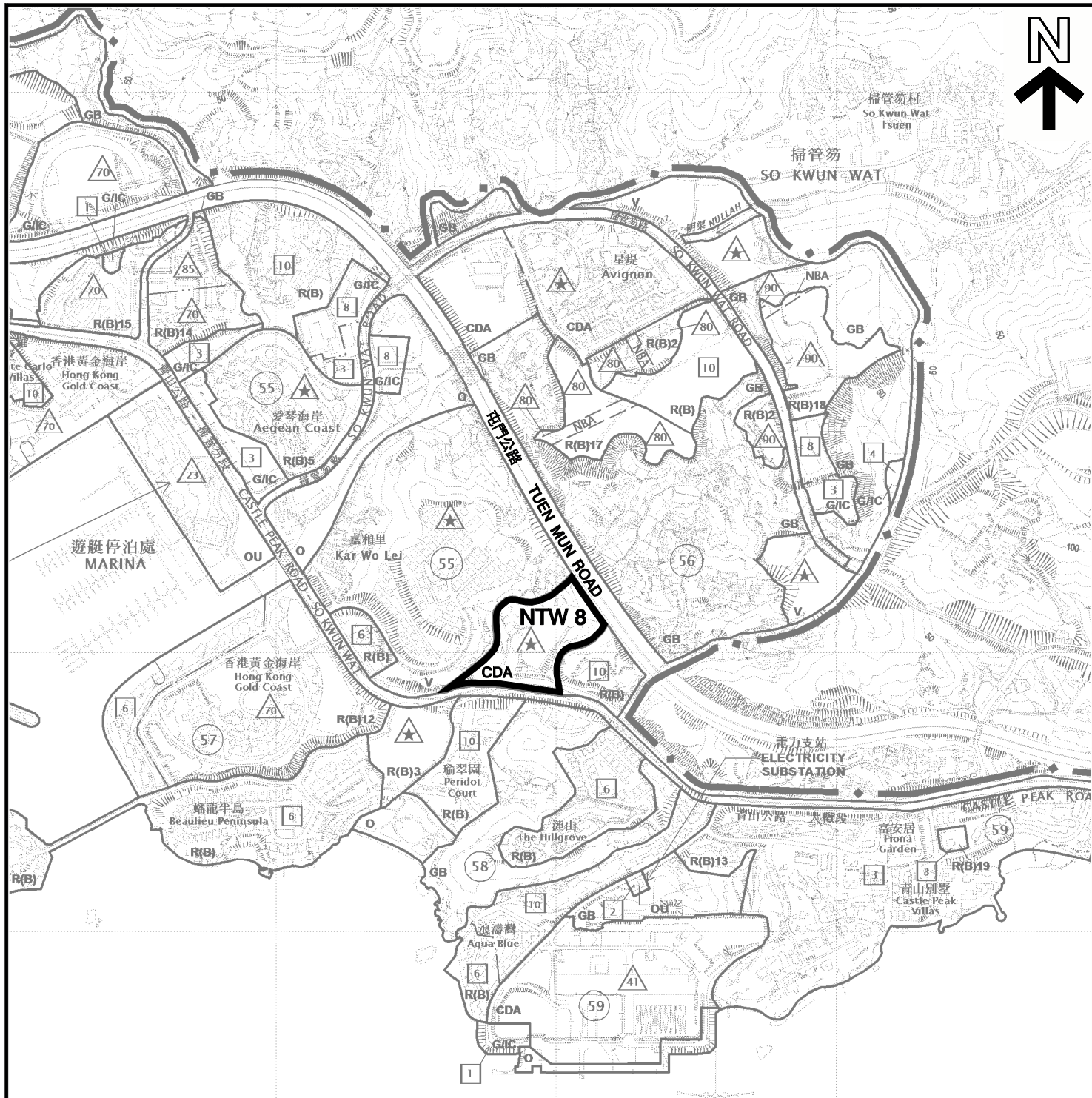
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/297

圖 PLAN
29

本摘要圖於2015年3月31日擬備，
所根據的資料為於2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 31.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011



圖例 LEGEND



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

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

本摘要圖於2015年3月6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 6.3.2015
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 8
新界屯門第55區丈量約份第379約多個地段及政府土地
CDA SITE REF. No. NTW 8
VARIOUS LOTS & GOVT LAND IN DD 379, TUEN MUN AREA 55
NEW TERRITORIES

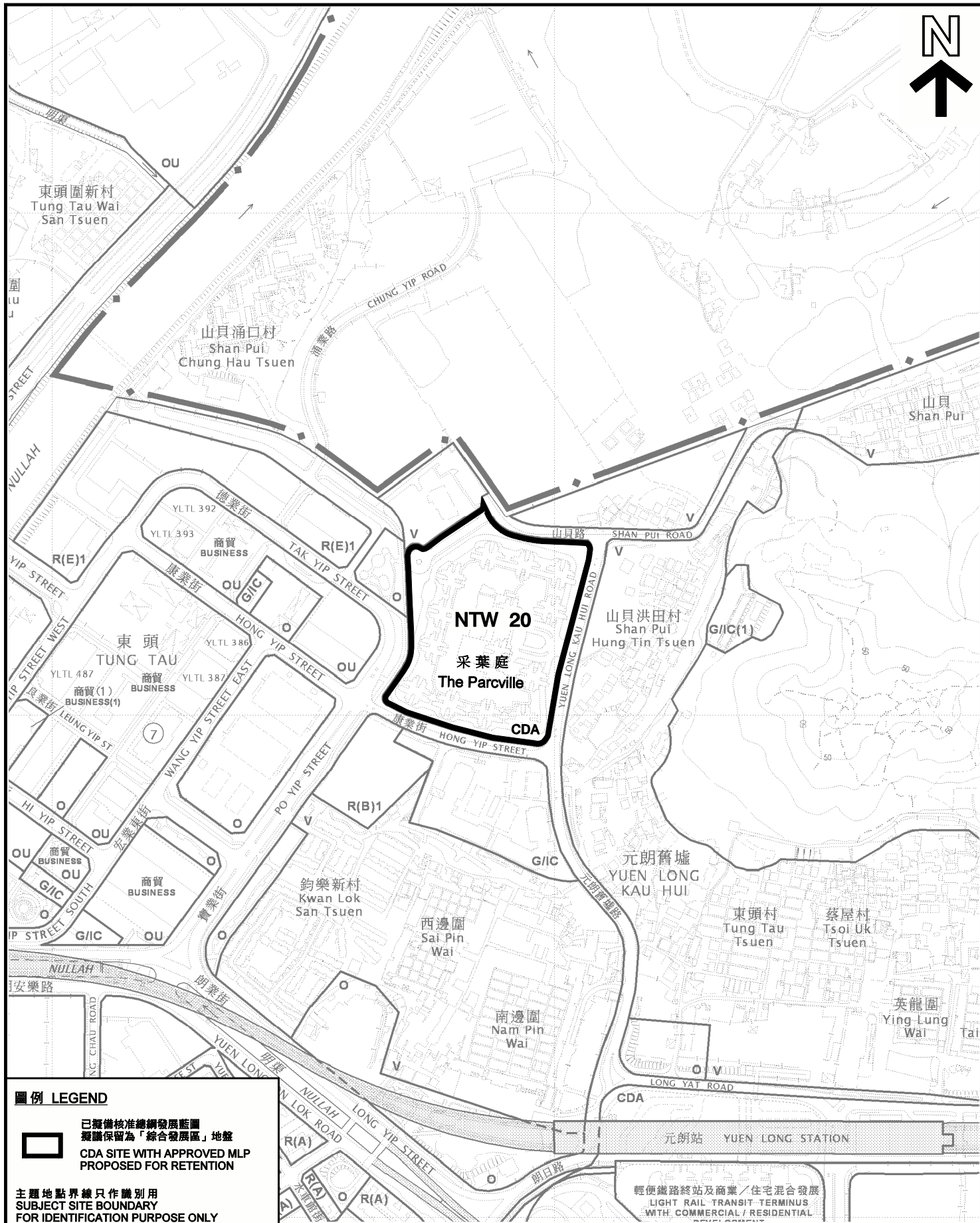
SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/298

圖 PLAN
30



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

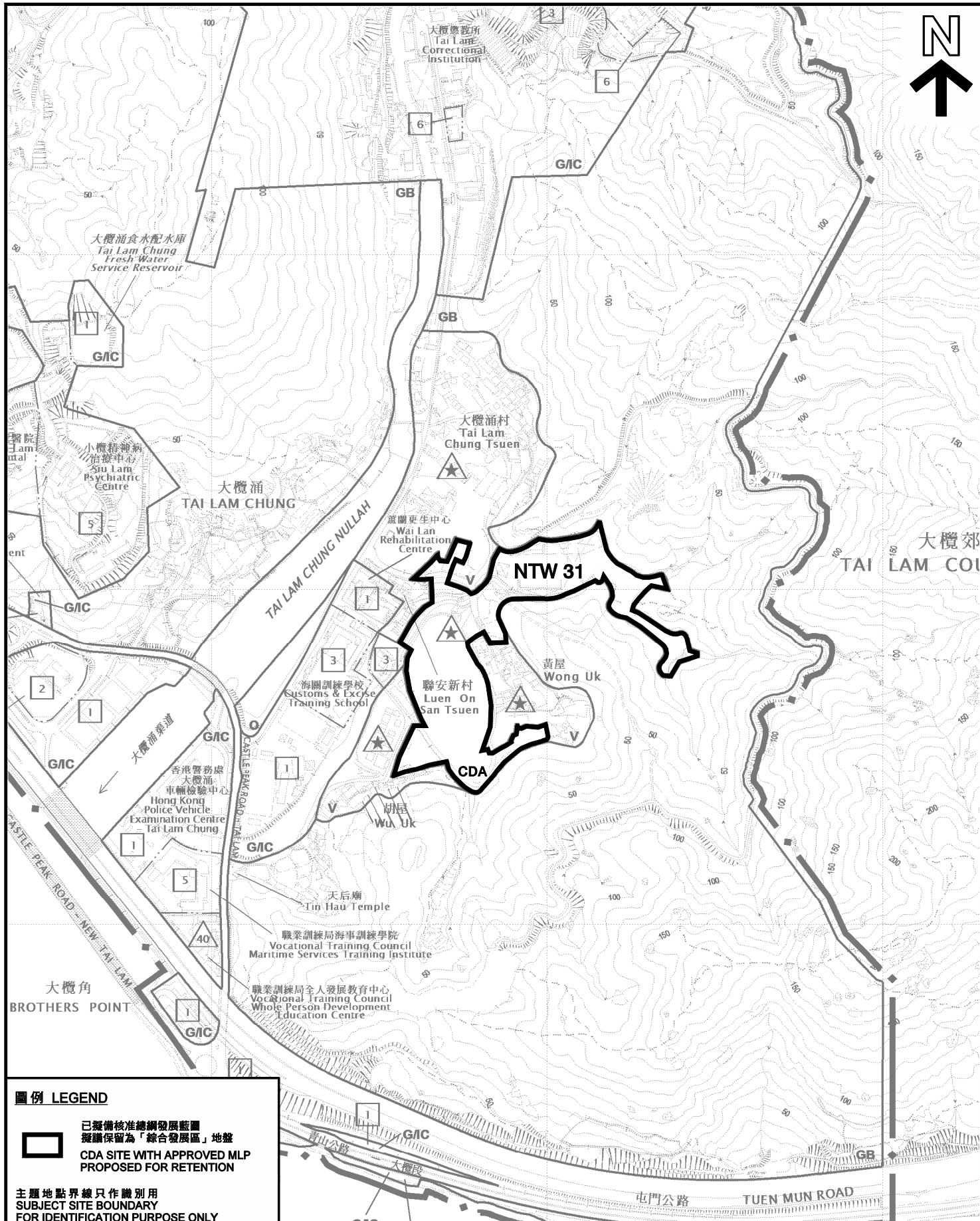
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/323

圖 PLAN
31

本摘要圖於2015年5月14日擬備，
所根據的資料為於2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011



圖例 LEGEND



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

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

本摘要圖於2015年5月14日擬備，
所根據的資料為於2015年3月13日
展示的分區計劃大綱圖編號S/TM-SKW/12

EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/TM-SKW/12 EXHIBITED ON 13.3.2015

平面圖 SITE PLAN
綜合發展區地盤參考編號 NTW 31
屯門市地段第417號
新界屯門大欖涌
大欖涌渠道和海關訓練學校以東

CDA SITE REF. No. NTW 31
EAST OF TAI LAM CHUNG NULLAH AND
CUSTOMS & EXCISE TRAINING SCHOOL, TMTL 417
TAI LAM CHUNG, TUEN MUN, NEW TERRITORIES

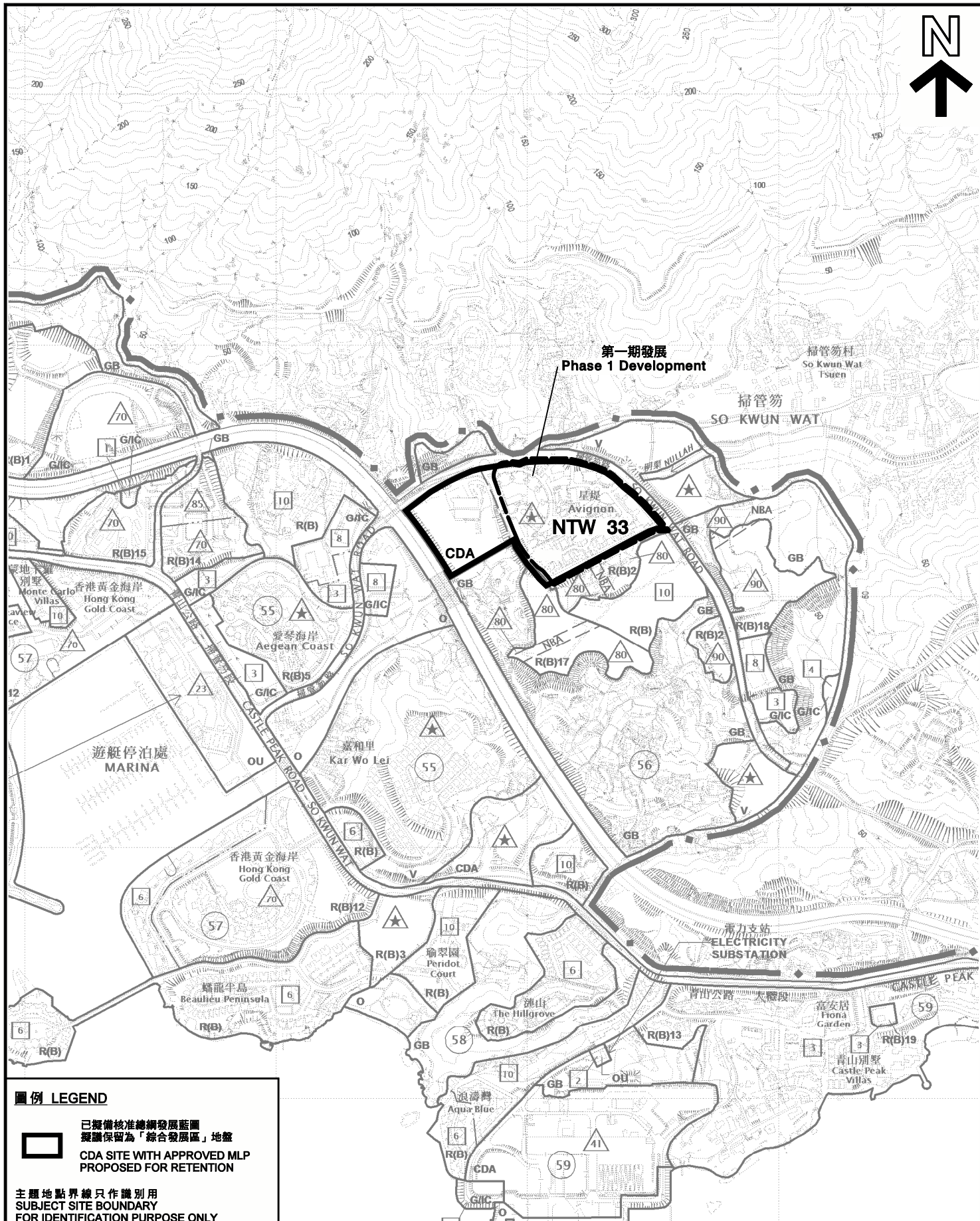
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/299

圖 PLAN
32



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2015年5月14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 14.5.2015
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

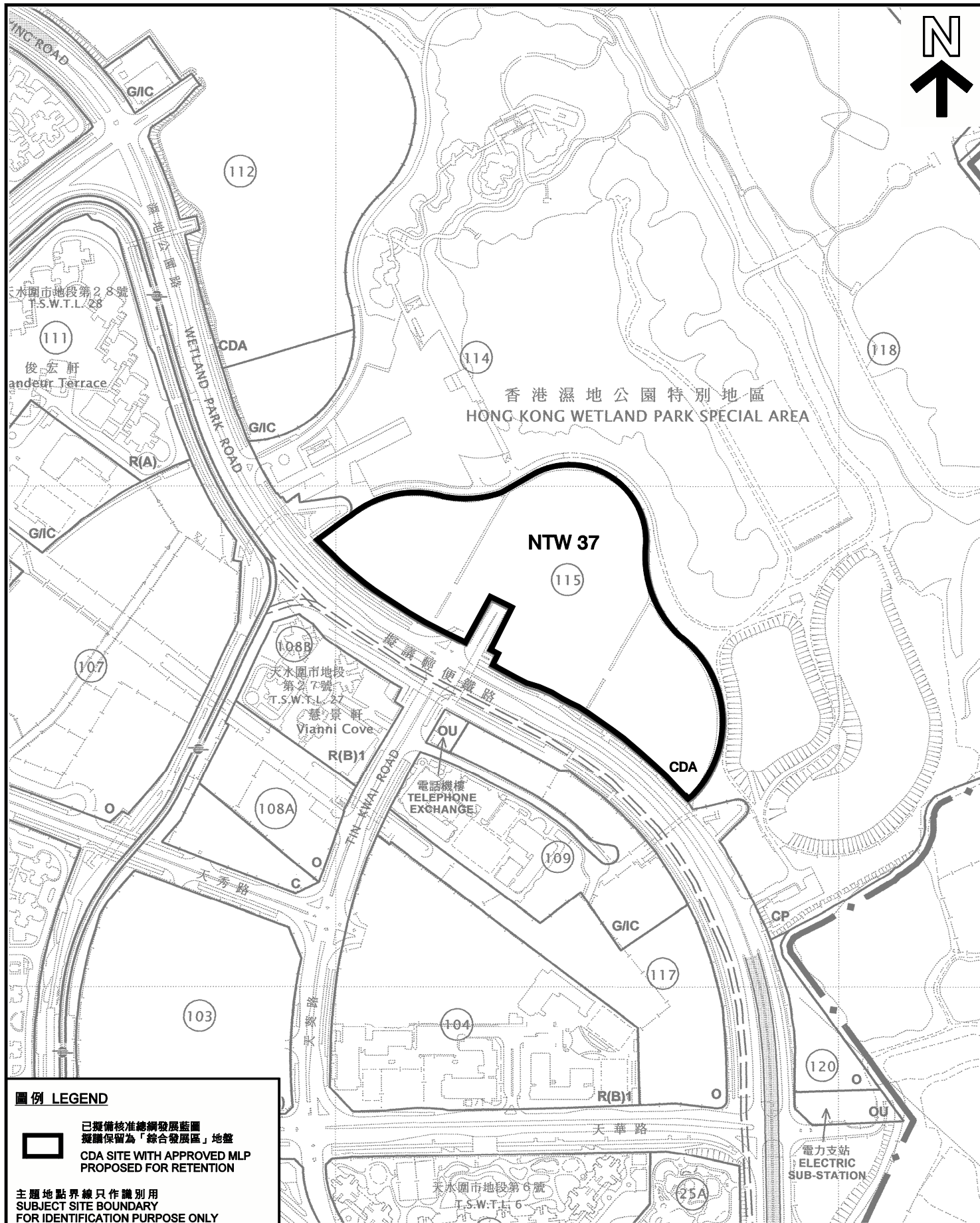
SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/330

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

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

本摘要圖於2015年5月14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 14.5.2015
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

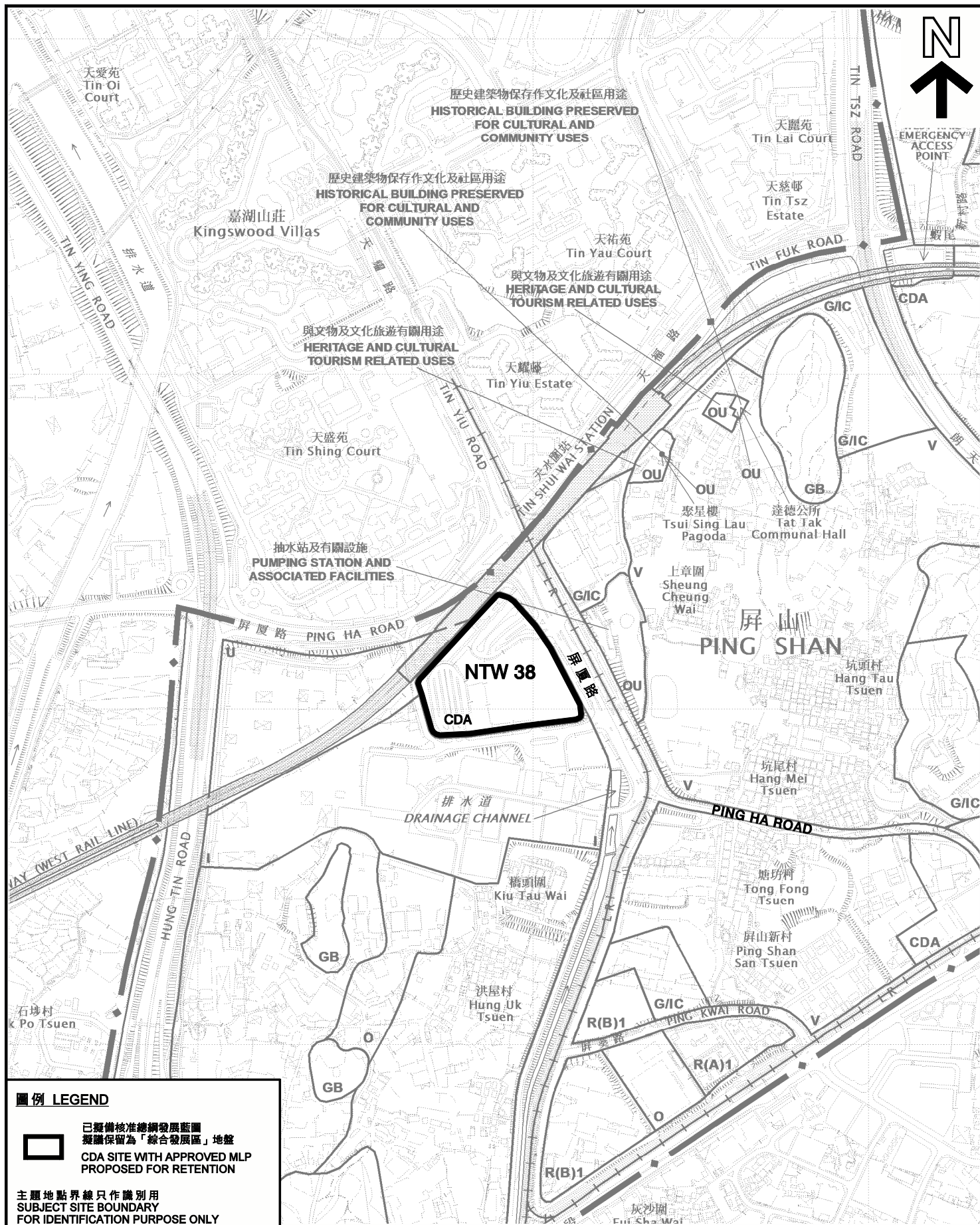
SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/300

圖 PLAN
34



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 38
新界元朗
西鐵天水圍站以南

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

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT

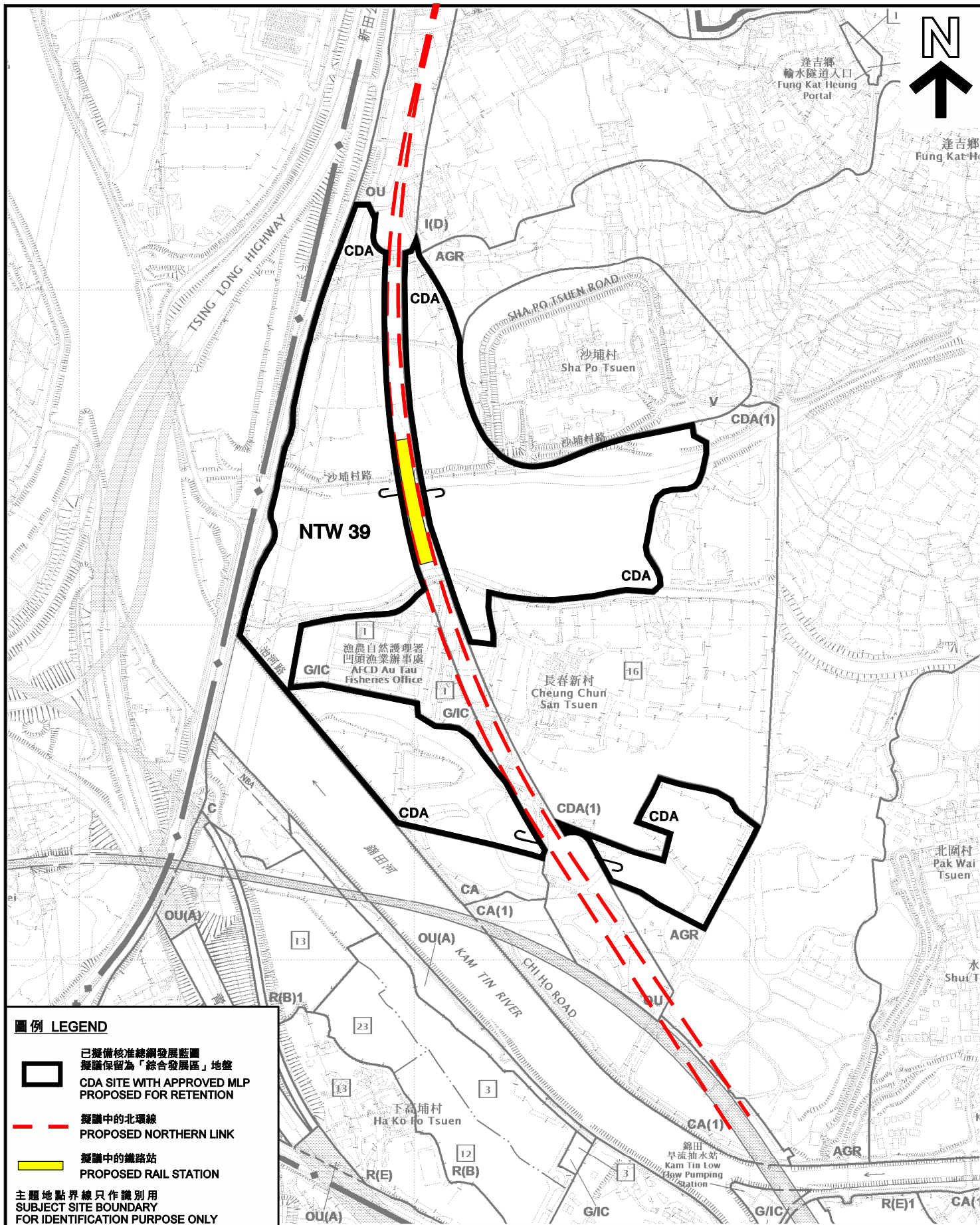


參考編號
REFERENCE No.
M/UR/14/301


圖 PLAN
35

本摘要圖於2015年5月14日擬備，
所根據的資料為於2014年10月31日
展示的分區計劃大綱圖編號S/YL-PS/15

EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/15 EXHIBITED ON 31.10.2014



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
-  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2015年5月14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 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/9 APPROVED ON 2.12.2014

平面圖 SITE PLAN

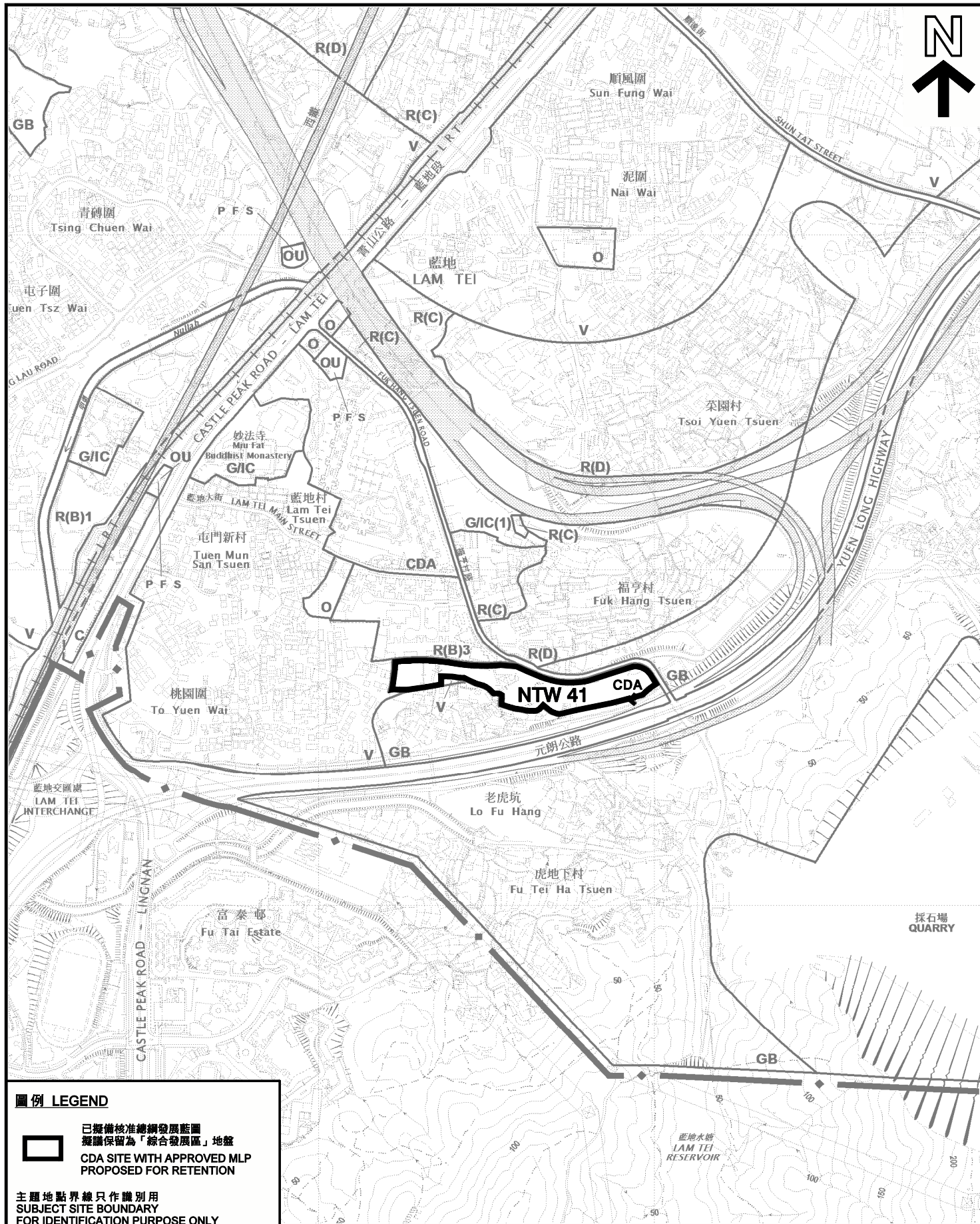
綜合發展區地盤參考編號 NTW 39
新界元朗
錦田沙埔丈量約份第107約多個地段及
毗連政府土地
CDA SITE REF. No. NTW 39
VARIOUS LOTS & ADJOINING GOVERNMENT LAND
IN DD 107, SHA PO, KAM TIN
YUEN LONG, NEW TERRITORIES
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/302

圖 PLAN
36



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2015年5月14日擬備，
所根據的資料為於2014年12月12日
展示的分區計劃大綱圖編號S/TM-LTTY/7

EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/TM-LTTY/7 EXHIBITED ON 12.12.2014

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 41

新界元朗公路以北近福亨村
丈量約份第130約多個地段

CDA SITE REF. No. NTW 41
VARIOUS LOTS IN DD 130 TO THE NORTH
OF YUEN LONG HIGHWAY NEAR FUK HANG TSUEN
NEW TERRITORIES

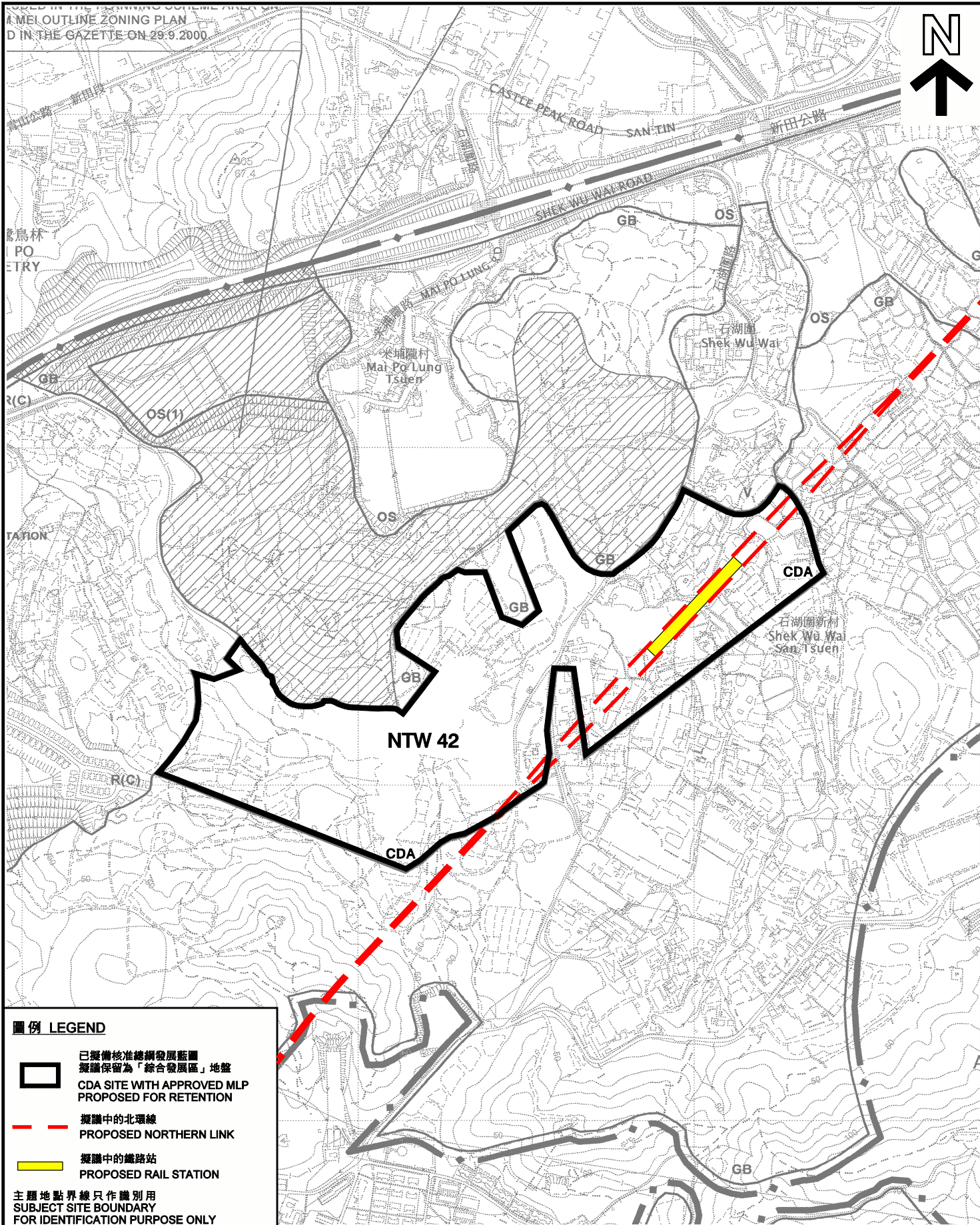
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/303

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
- 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2015年5月14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 14.5.2015
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 42
新界元朗石湖圍前軍營以南
CDA SITE REF. No. NTW 42
SOUTH OF THE FORMER MILITARY SITE
AT SHEK WU WAI, YUEN LONG
NEW TERRITORIES

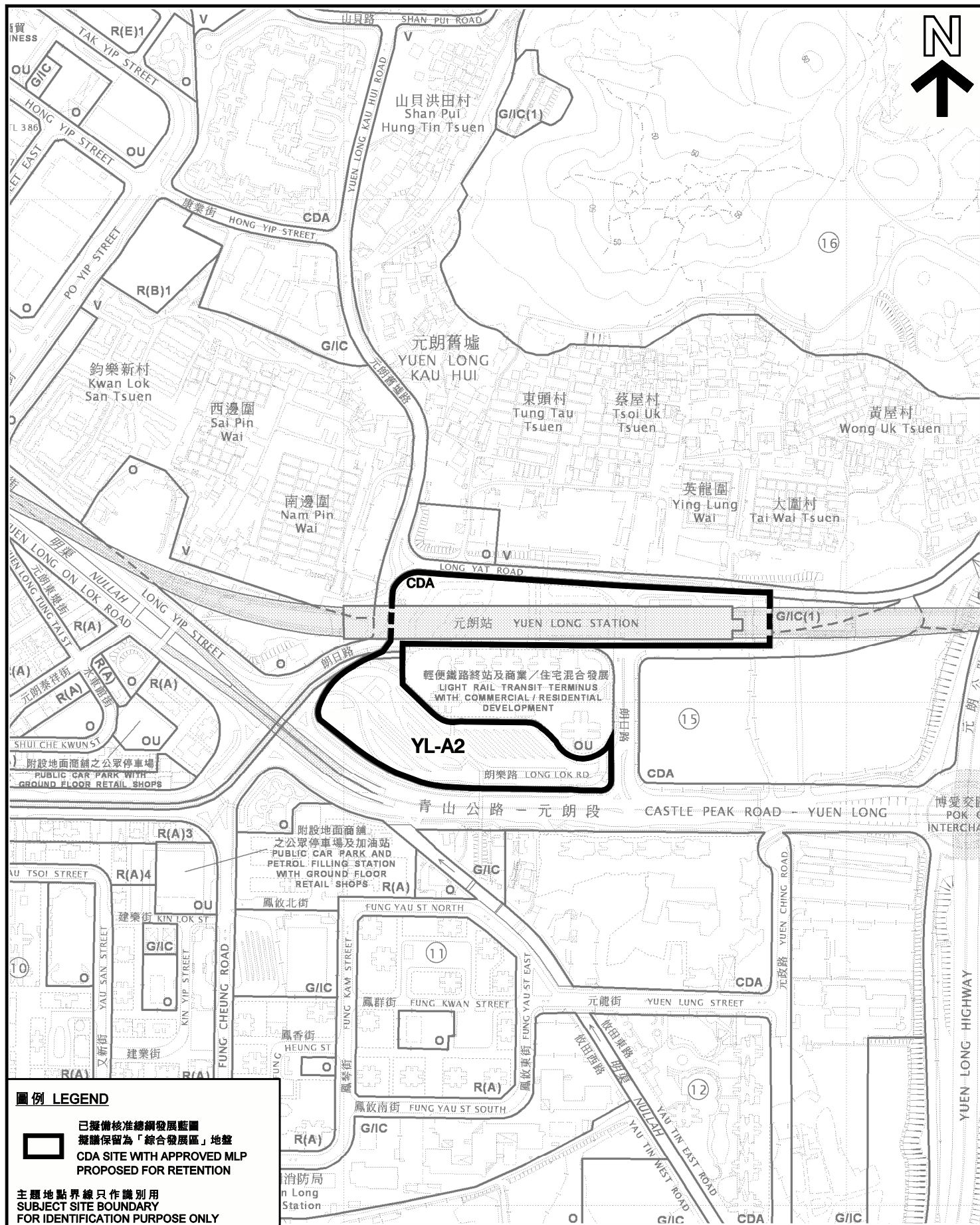
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/304

圖 PLAN
38



本摘要圖於2015年5月14日擬備，
所根據的資料為於2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011

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

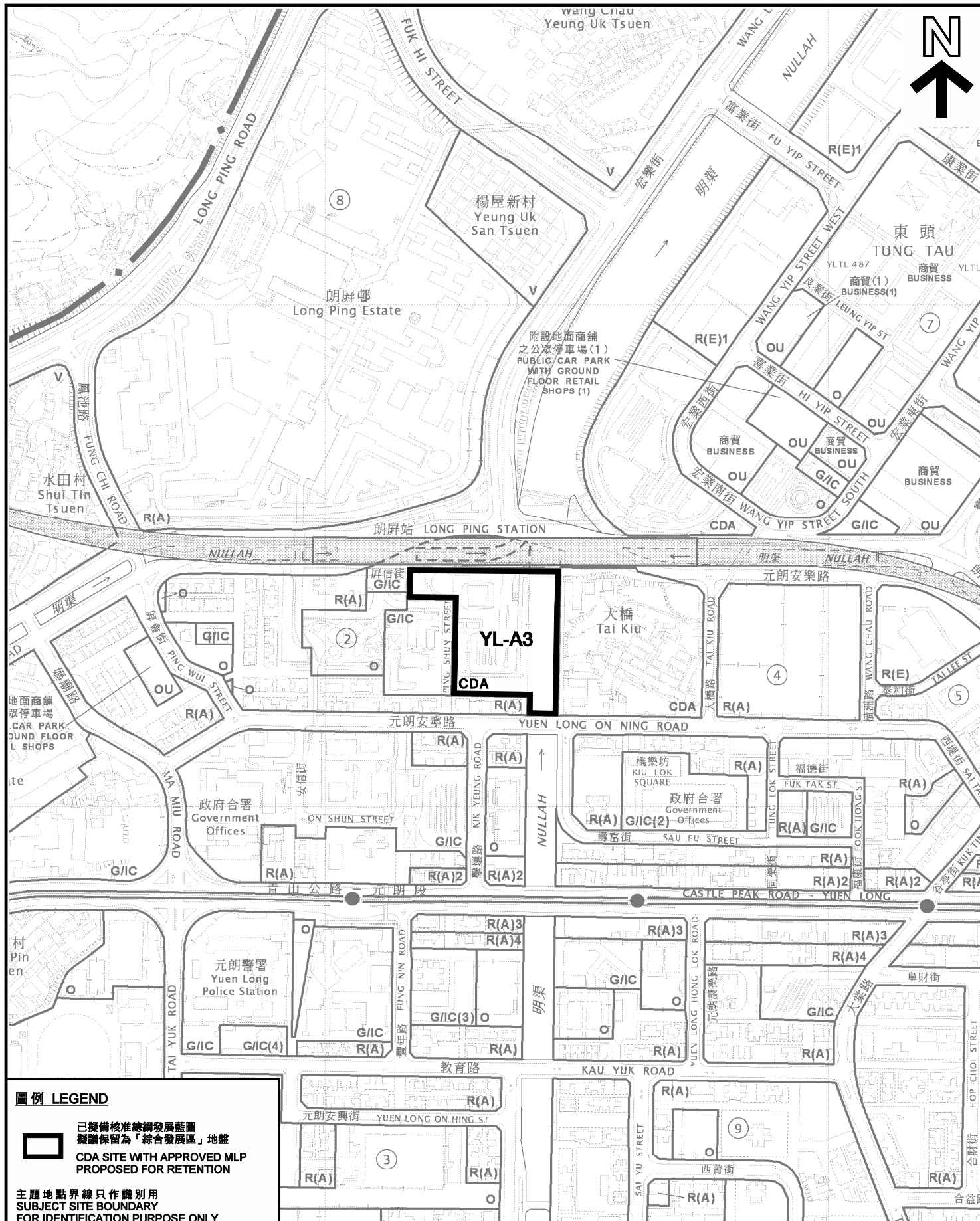
SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/288

圖 PLAN
40



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

本摘要圖於2015年5月14日擬備，
所根據的資料為於2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011

平面圖 SITE PLAN

綜合發展區地盤參考編號 YL-A3
新界元朗新市鎮第2區
西鐵朗屏站與覆蓋公共交通交匯處(南面地盤)
CDA SITE REF. No. YL-A3
AREA COVERING THE PUBLIC TRANSPORT INTERCHANGE
ASSOCIATED WITH THE WEST RAIL LONG PING STATION
YUEN LONG NEW TOWN AREA 2 (SOUTHERN SITE)
NEW TERRITORIES

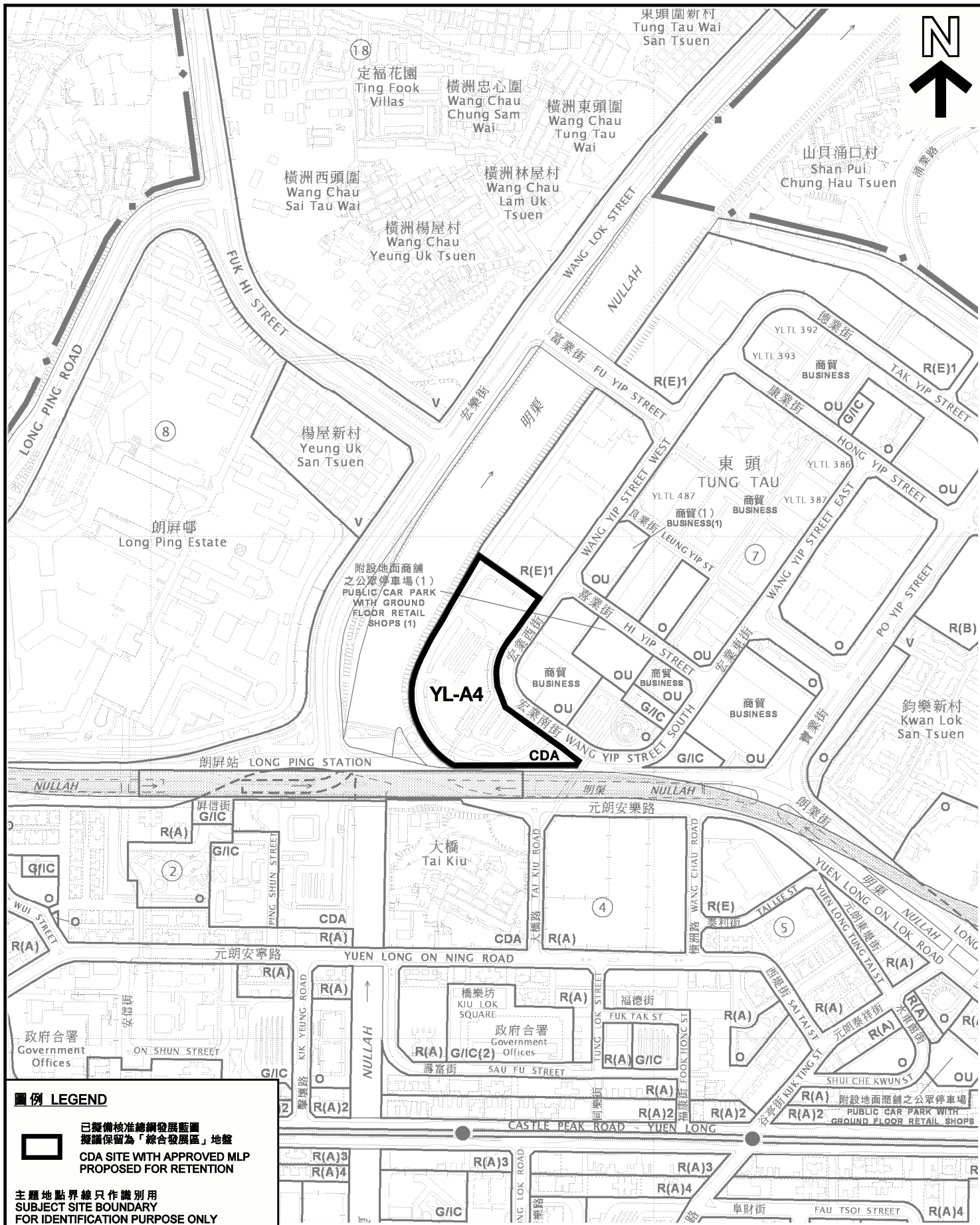
SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/305

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

本摘要圖於2015年5月14日擬備，
所根據的資料為於2011年12月6日
核准的分區計劃大綱圖編號S/YL/21
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL/21 APPROVED ON 6.12.2011

平面圖 SITE PLAN

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

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

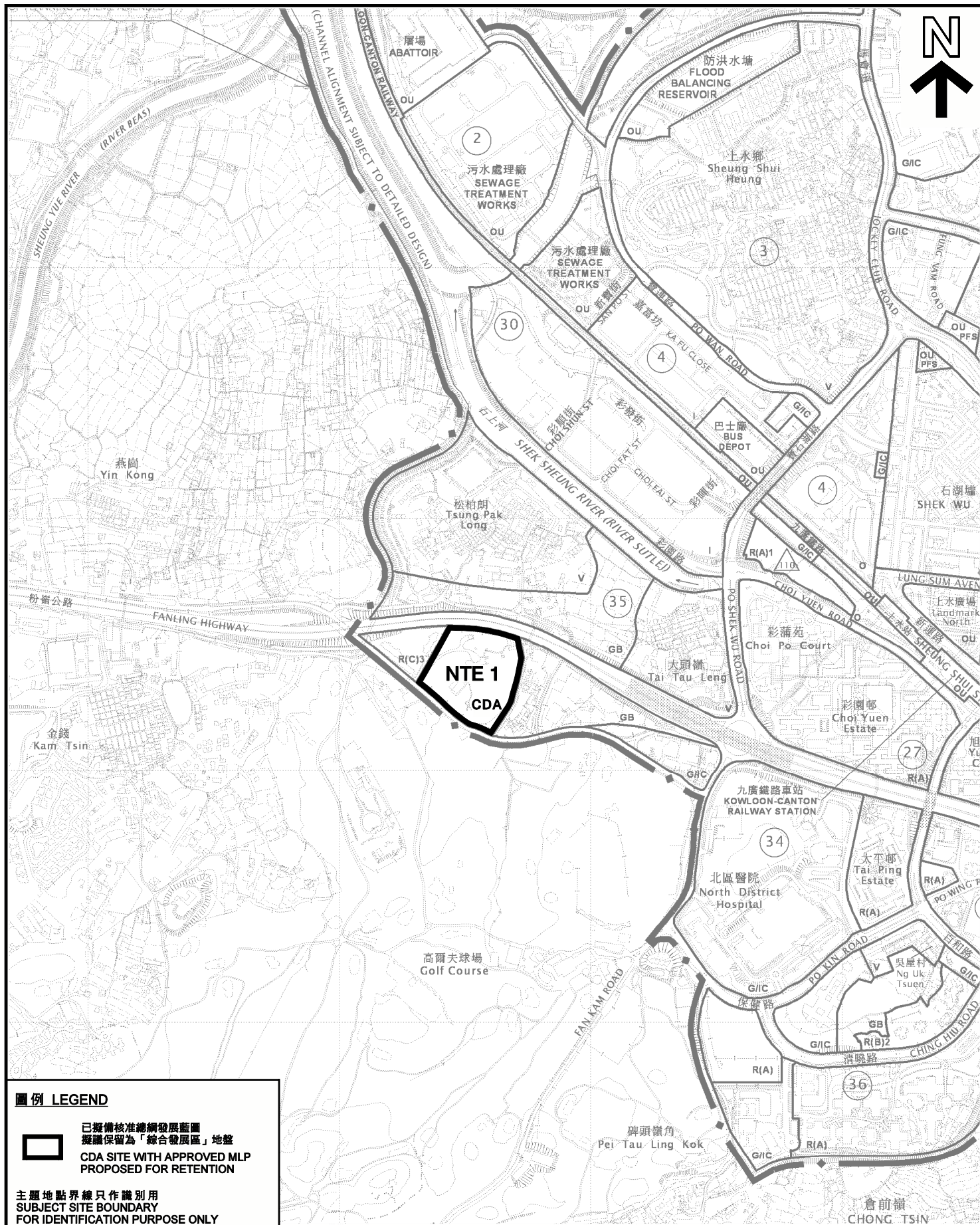
SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/306

圖 PLAN
42



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2015年5月14日擬備，
所根據的資料為於2013年12月20日
展示的分區計劃大綱圖編號S/FSS/19

EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/FSS/19 EXHIBITED ON 20.12.2013

平面圖 SITE PLAN

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

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

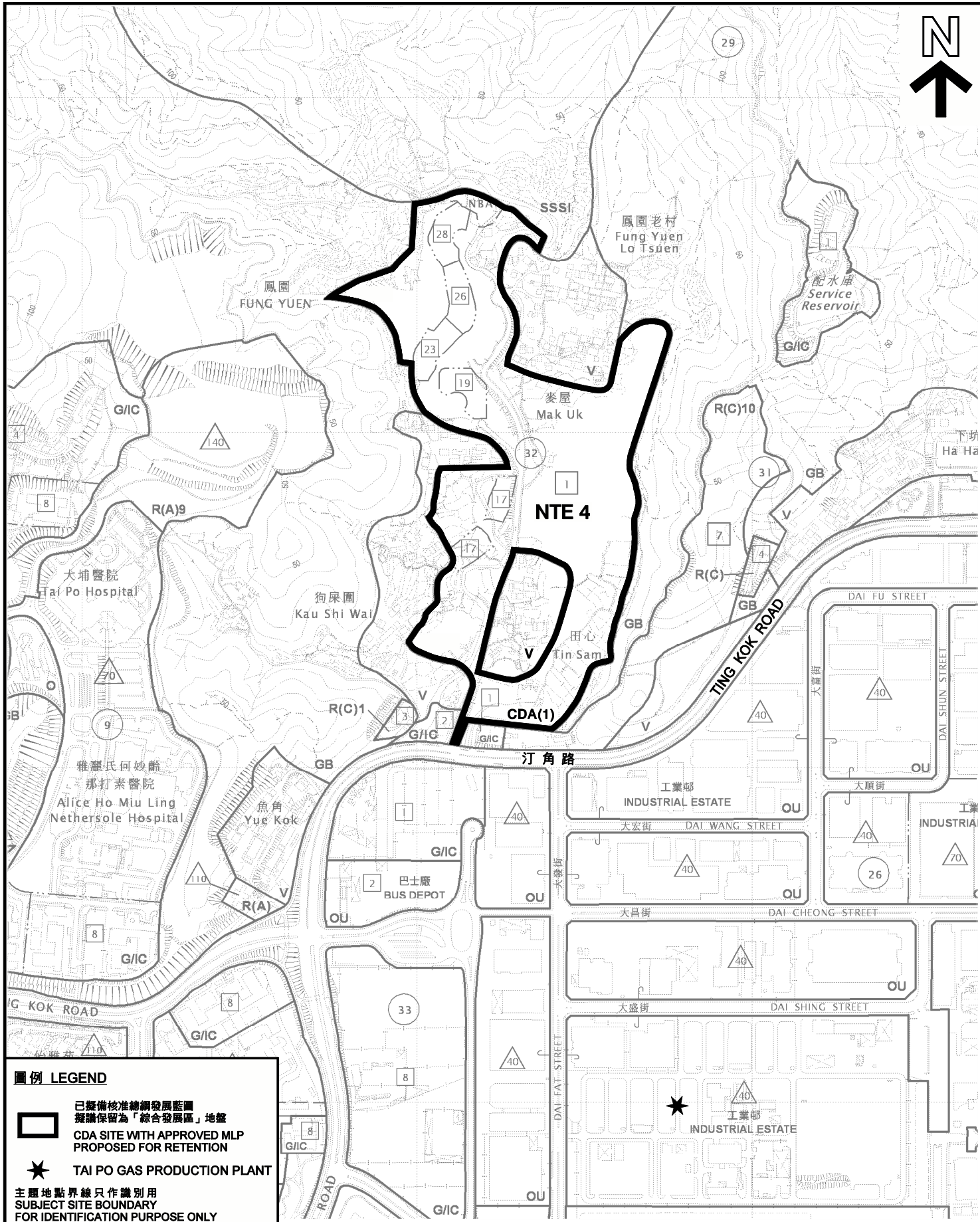
SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/307

圖 PLAN
43



平面圖 SITE PLAN

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

SCALE 1 : 7 500 比例尺

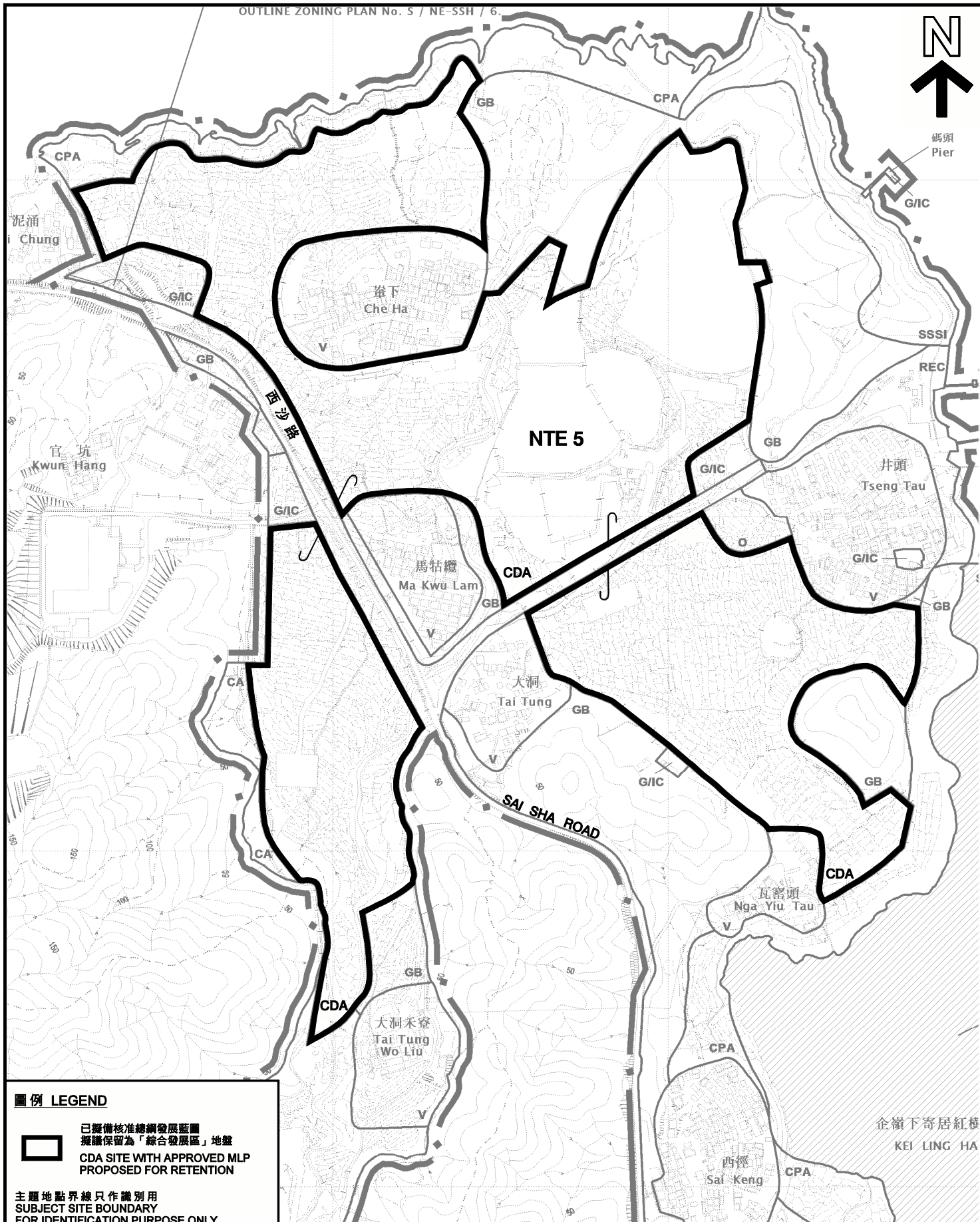
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/308

圖 PLAN
44

本摘要圖於2015年5月14日擬備，
所根據的資料為於2014年4月11日
展示的分區計劃大綱圖編號S/TP/25
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/TP/25 EXHIBITED ON 11.4.2014



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 5
新界十四鄉西沙路

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

SCALE 1 : 7 500 比例尺

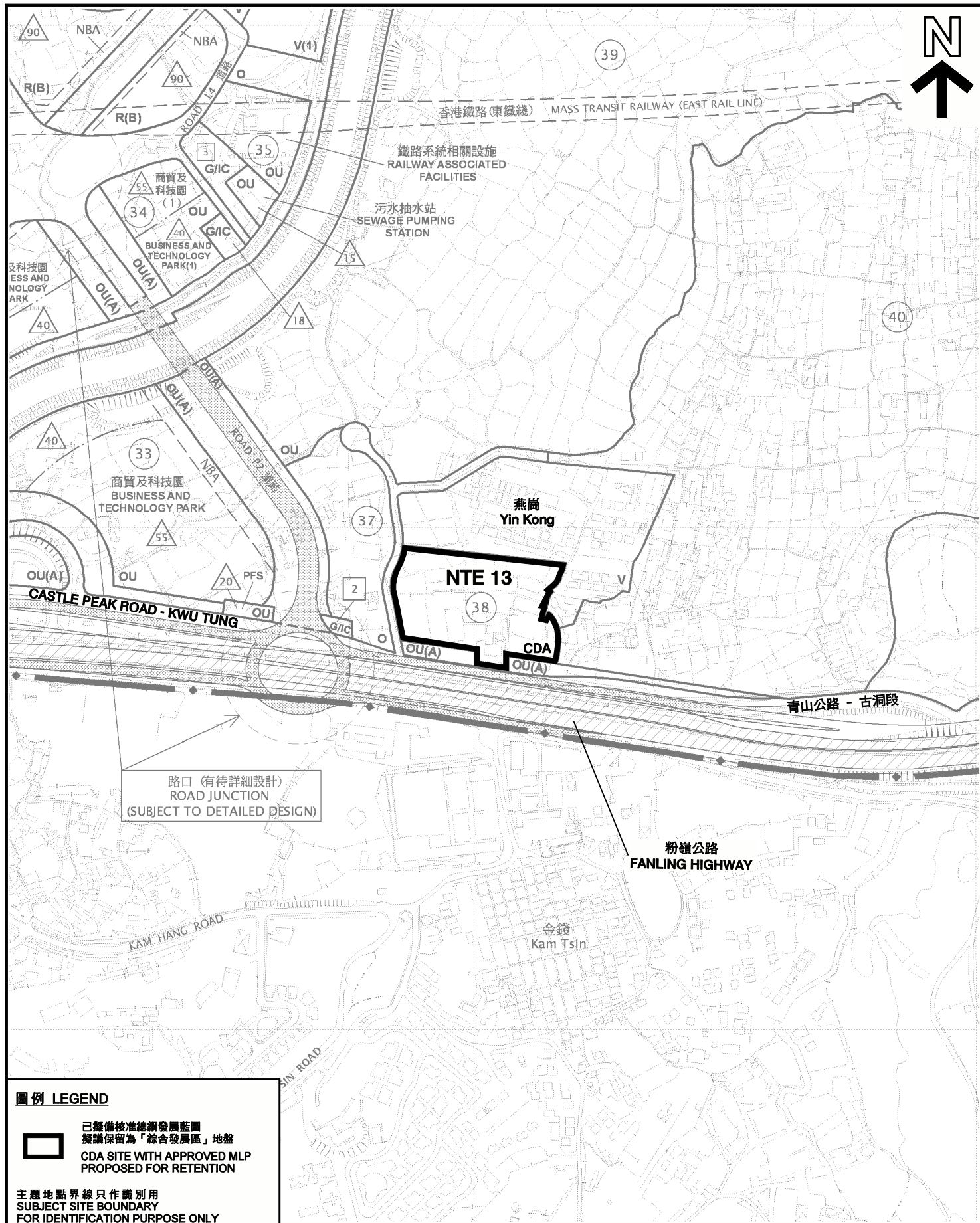
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/309

圖 PLAN
45

本摘要圖於2015年5月14日擬備，
所根據的資料為於2014年11月7日
展示的分區計劃大綱圖編號S/NE-SSH/10
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/NE-SSH/10 EXHIBITED ON 7.11.2014



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 13
新界古洞粉嶺公路以北近燕崗

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

SCALE 1 : 5 000 比例尺

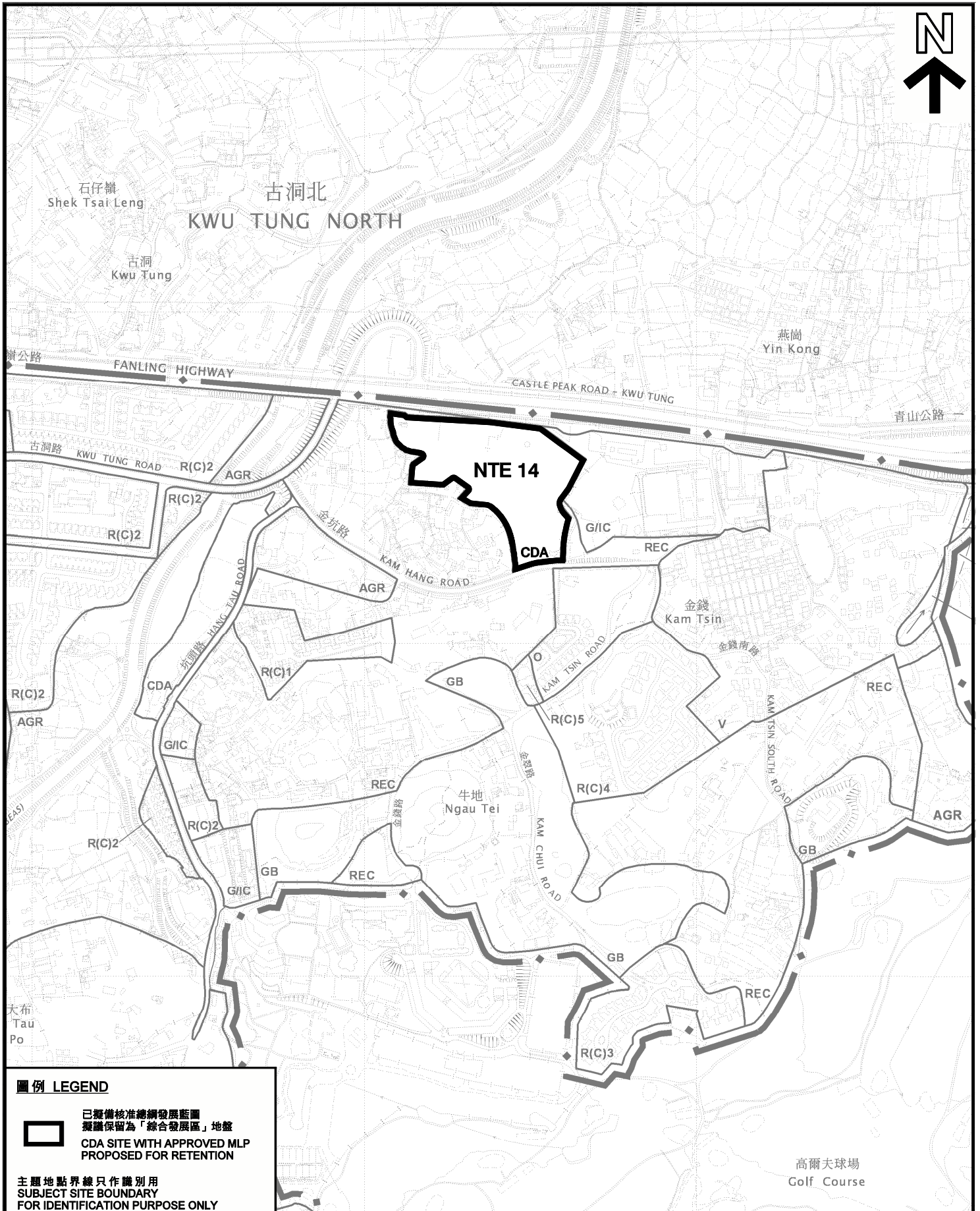
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/310

圖 PLAN
46

本摘要圖於2015年5月14日擬備，
所根據的資料為於2013年12月20日
展示的分區計劃大綱圖編號S/KTN/1
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/KTN/1 EXHIBITED ON 20.12.2013



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

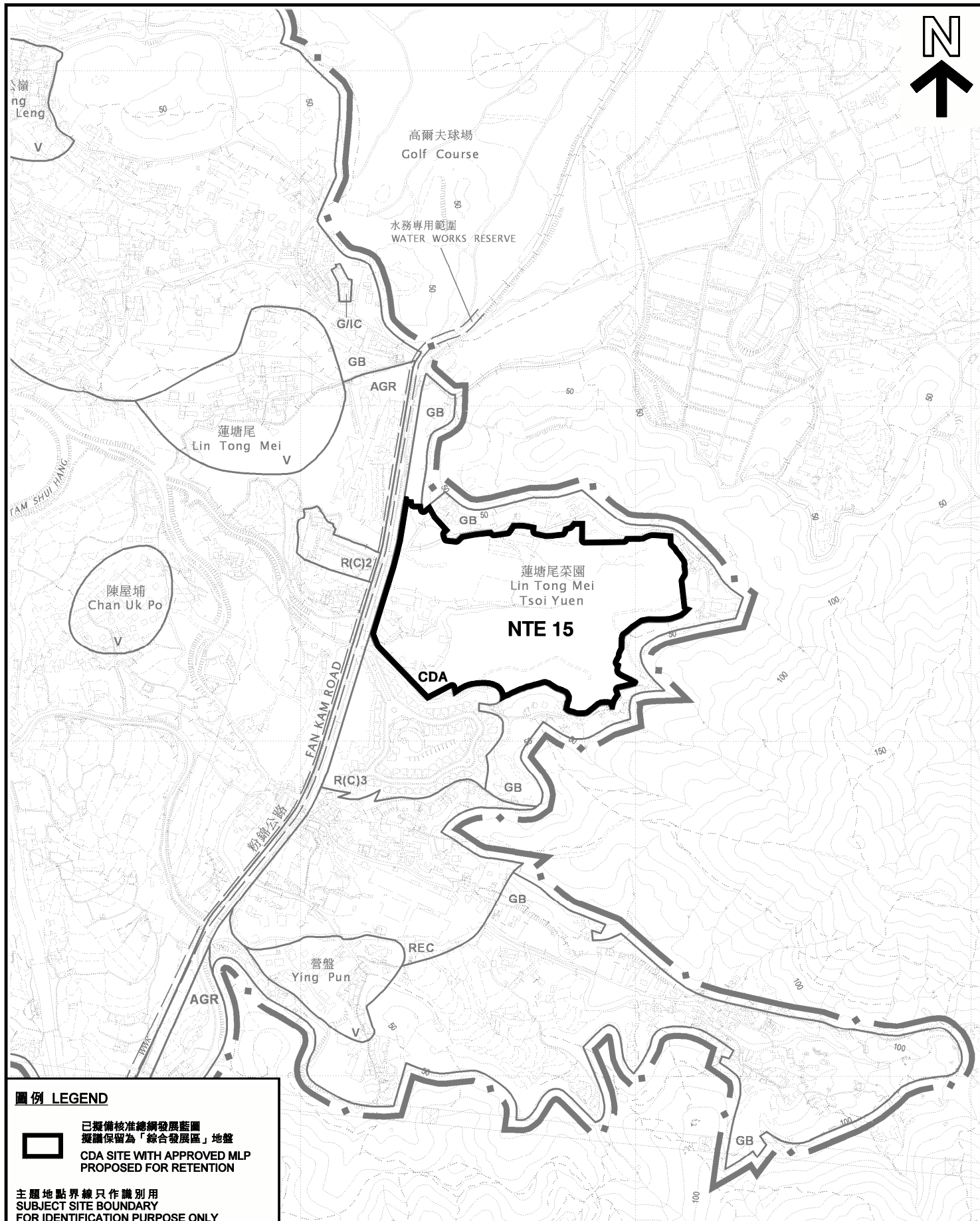
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/311

圖 PLAN
47

本摘要圖於2015年5月14日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/NE-KTS/14
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/14 APPROVED ON 7.1.2014



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2015年5月14日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/NE-KTS/14
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/14 APPROVED ON 7.1.2014

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 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

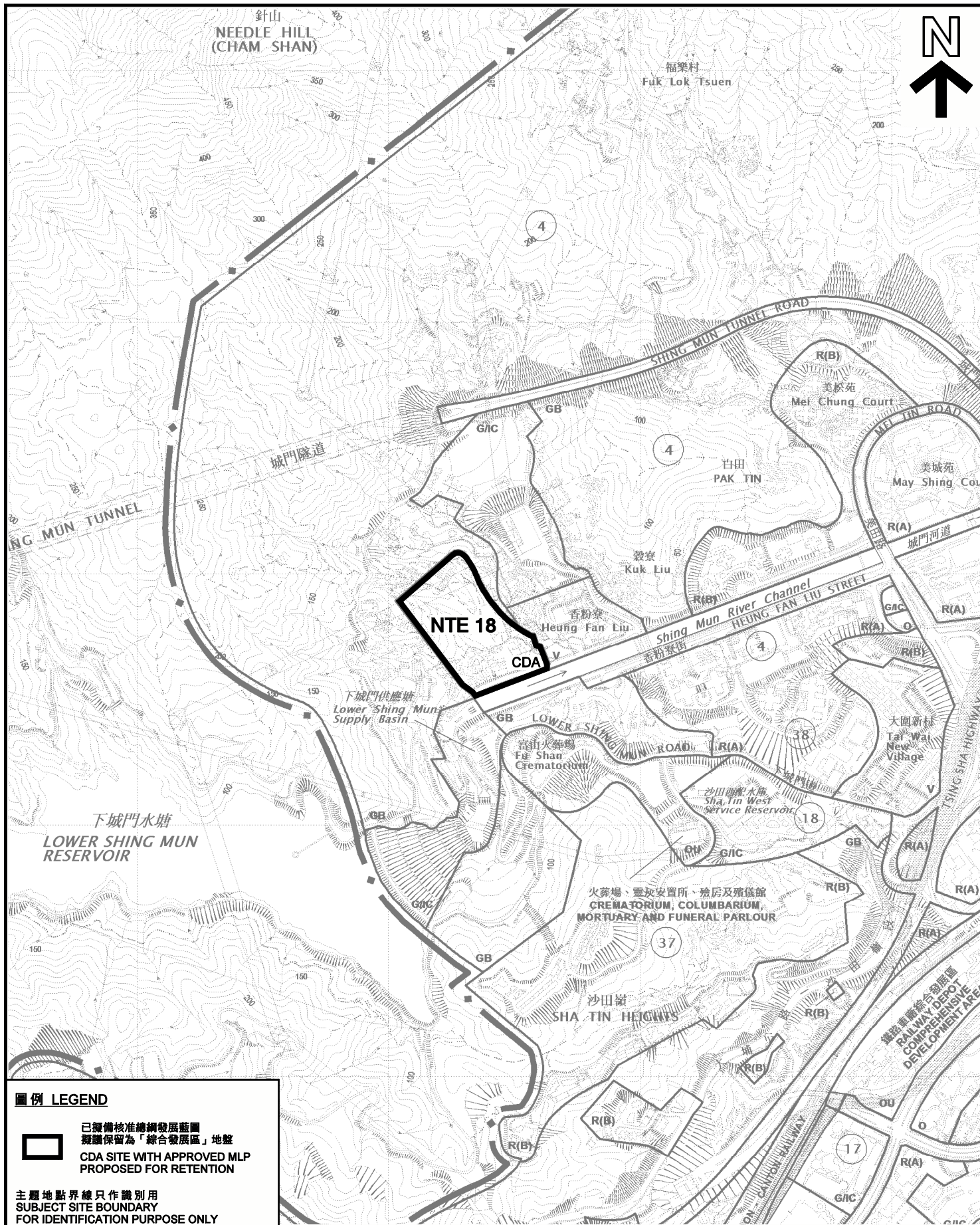
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/312

圖 PLAN
48



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

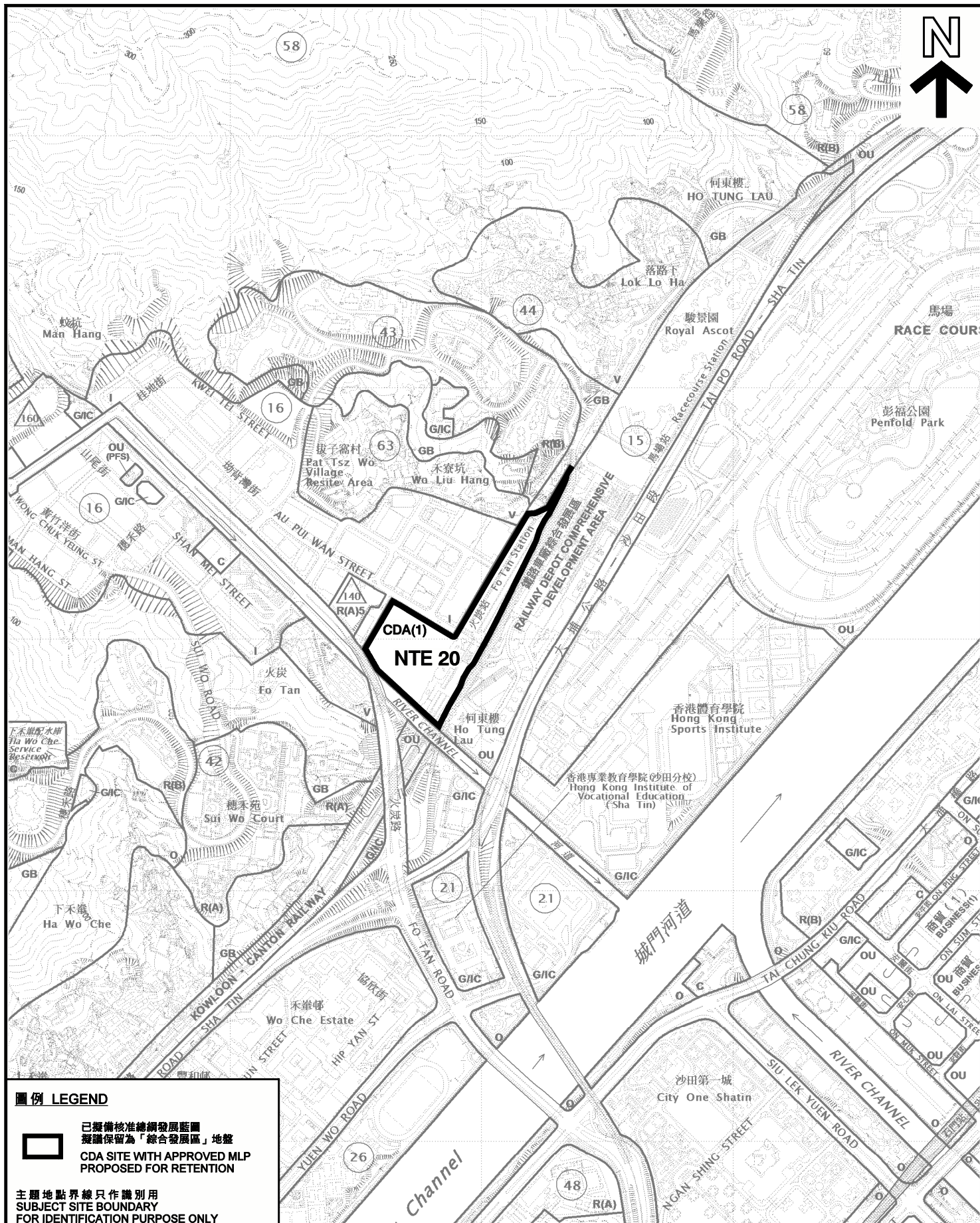
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/313

圖 PLAN
49

本摘要圖於2015年5月14日擬備，
所根據的資料為於2015年4月17日
展示的分區計劃大綱圖編號S/ST/31
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/ST/31 EXHIBITED ON 17.4.2015



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2015年5月14日擬備，
所根據的資料為於2015年4月17日
展示的分區計劃大綱圖編號S/ST/31
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/ST/31 EXHIBITED ON 17.4.2015

平面圖 SITE PLAN

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

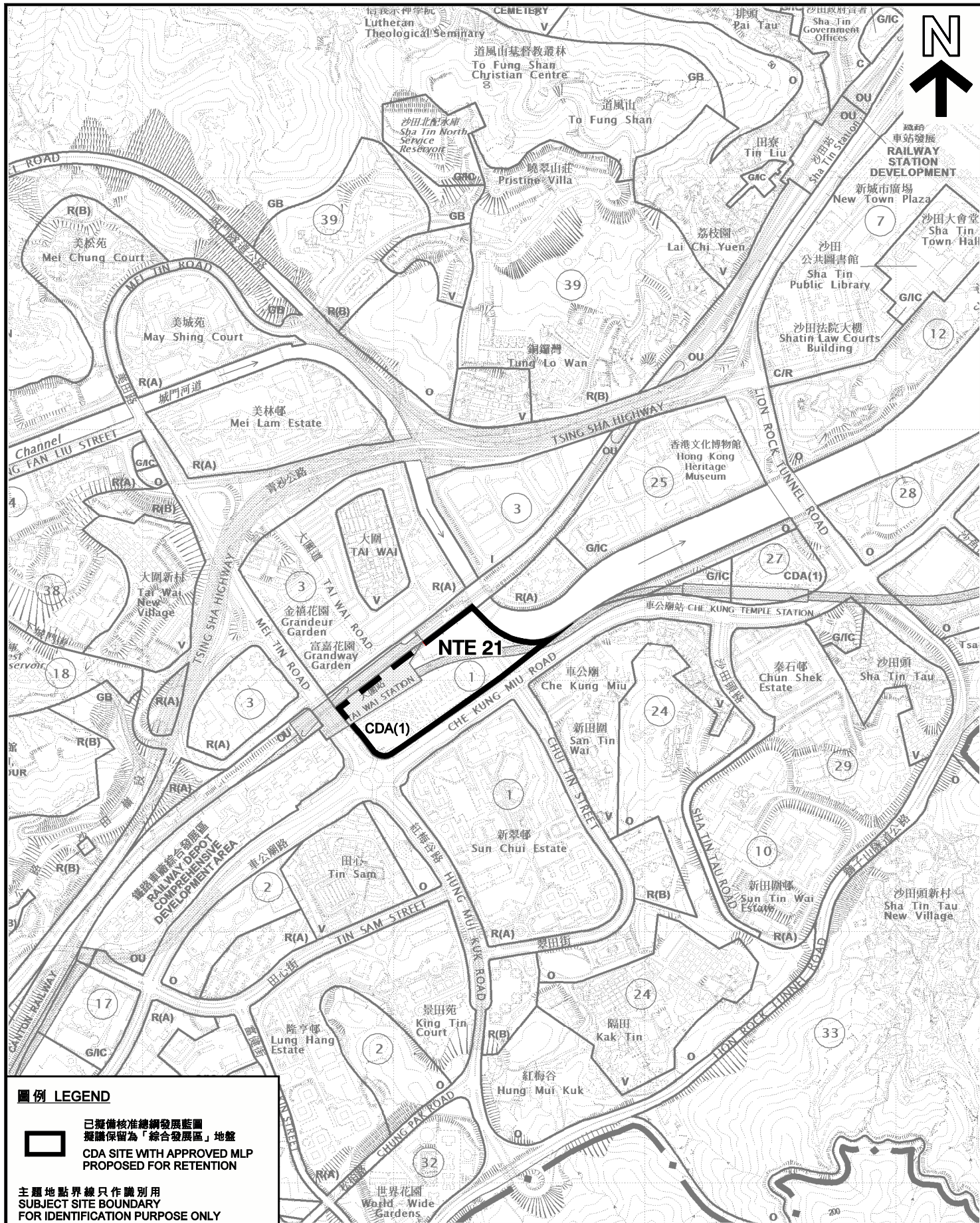
CDA SITE REF. No. NTE 20
FO TAN STATION & FREIGHT-YARD
STTL 75, LOT 744 RP IN DD 176
& ADJOINING GOVERNMENT LAND
FO TAN, SHA TIN, NEW TERRITORIES
SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/314

圖 PLAN
50



圖例 LEGEND



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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 21
新界沙田
馬鞍山鐵路大圍站

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

SCALE 1 : 10 000 比例尺

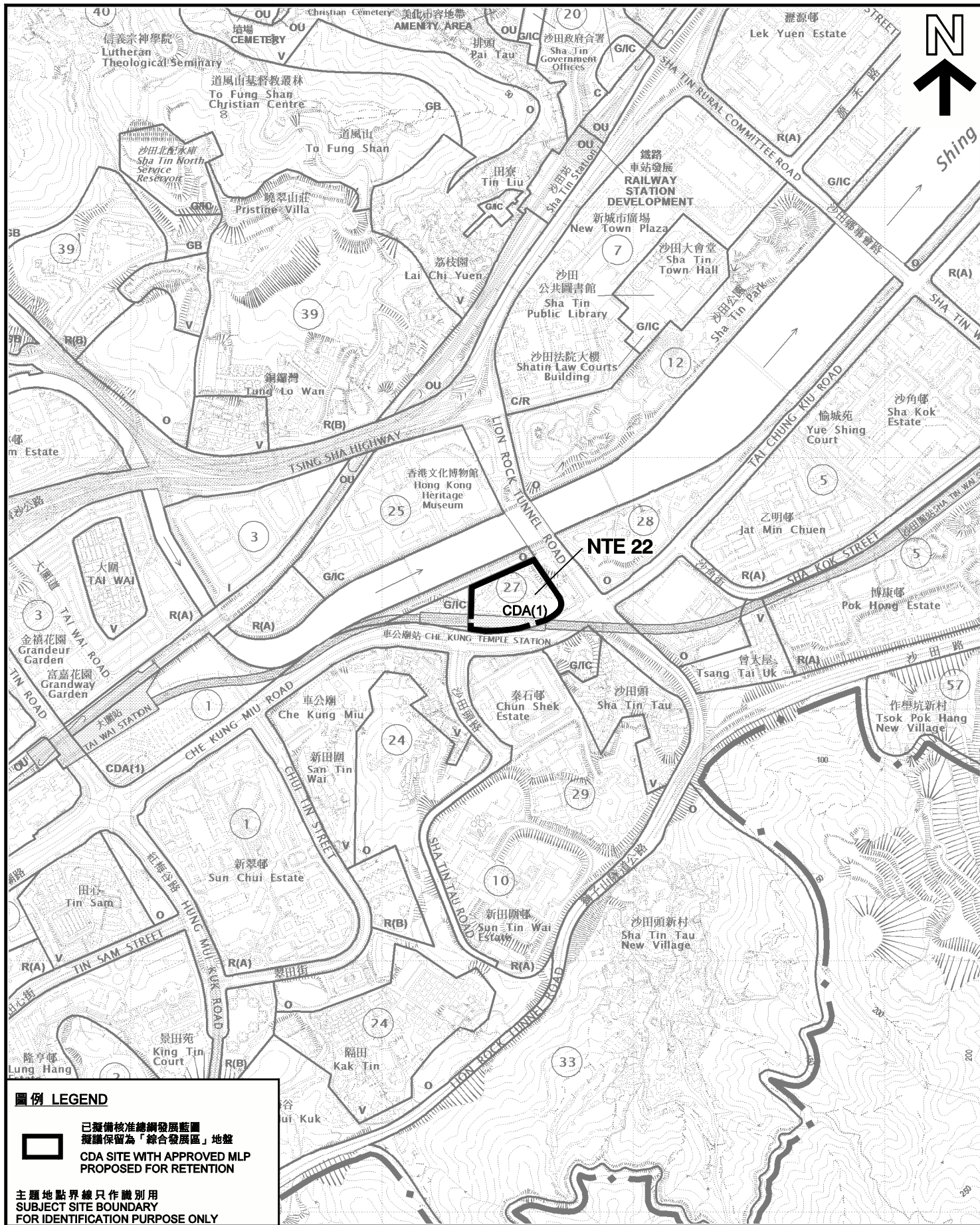
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/315

圖 PLAN
51

本摘要圖於2015年5月14日擬備，
所根據的資料為於2015年4月17日
展示的分區計劃大綱圖編號S/ST/31
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/ST/31 EXHIBITED ON 17.4.2015



圖例 LEGEND



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

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

本摘要圖於2015年5月14日擬備，
所根據的資料為於2015年4月17日
展示的分區計劃大綱圖編號S/ST/31
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/ST/31 EXHIBITED ON 17.4.2015

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 22
新界沙田
馬鞍山鐵路車公廟站

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

SCALE 1 : 10 000 比例尺

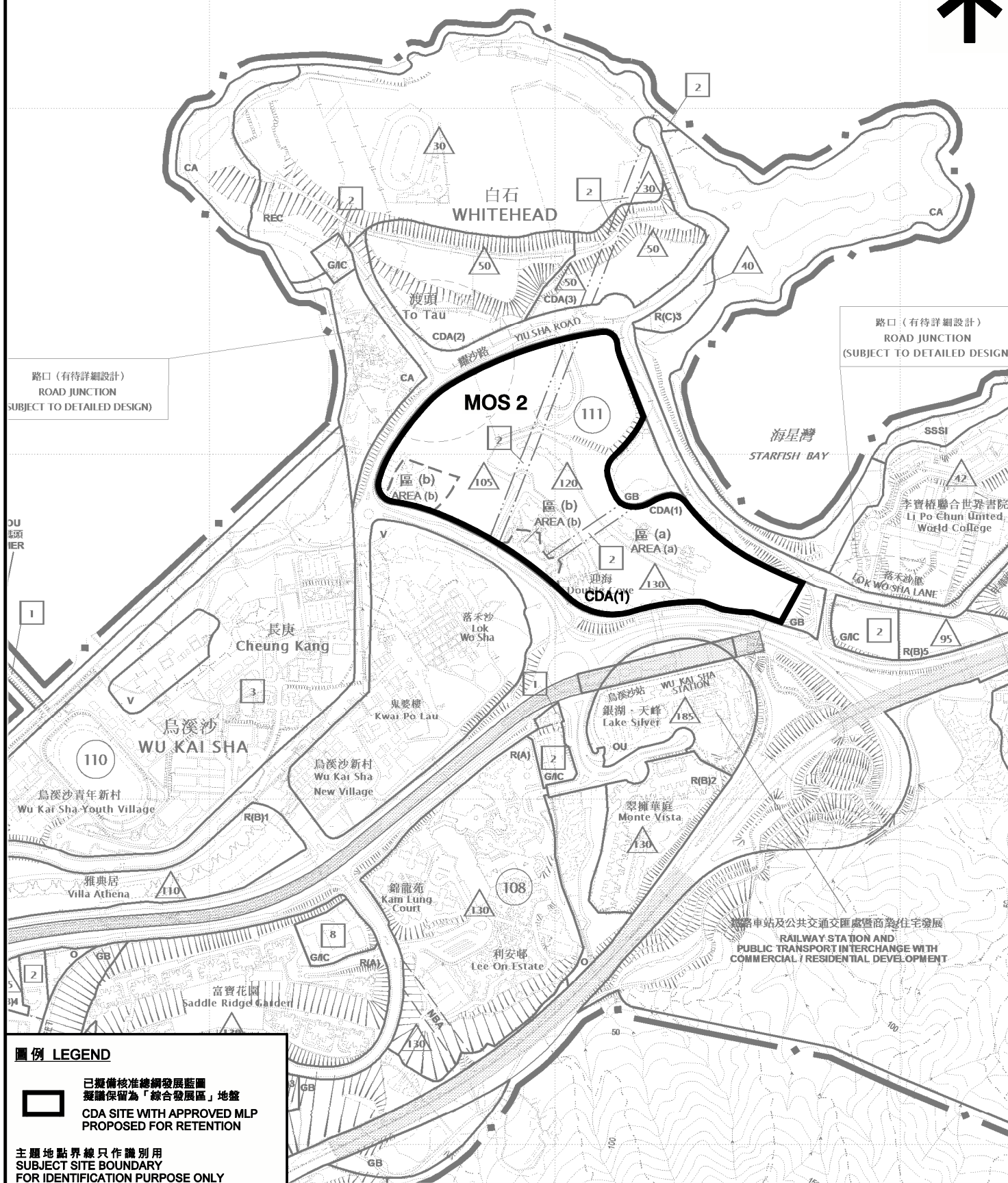
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/329

圖 PLAN
52

烏龜沙咀
WU KWAI SHA TSUI



平面圖 SITE PLAN

綜合發展區地盤參考編號 MOS 2
新界沙田馬鞍山落禾沙附近

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

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/316

圖 PLAN
53

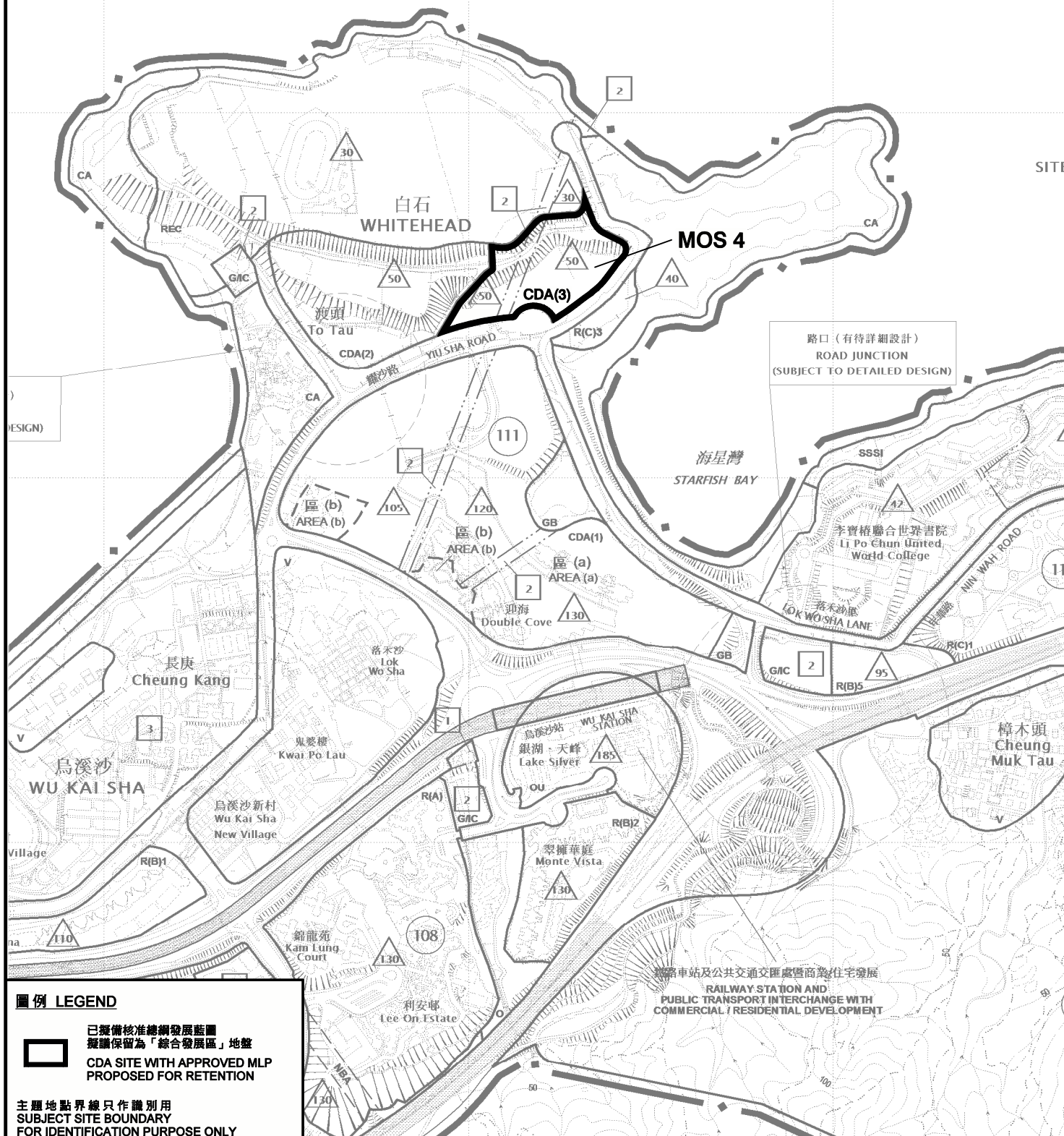
本摘要圖於2015年5月14日擬備，
所根據的資料為於2015年3月27日
展示的分區計劃大綱圖編號S/MOS/21
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/MOS/21 EXHIBITED ON 27.3.2015



**EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/MOS/21 EXHIBITED ON 27.3.2015**



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硤東南部

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

SCALE 1 : 7 500 比例尺

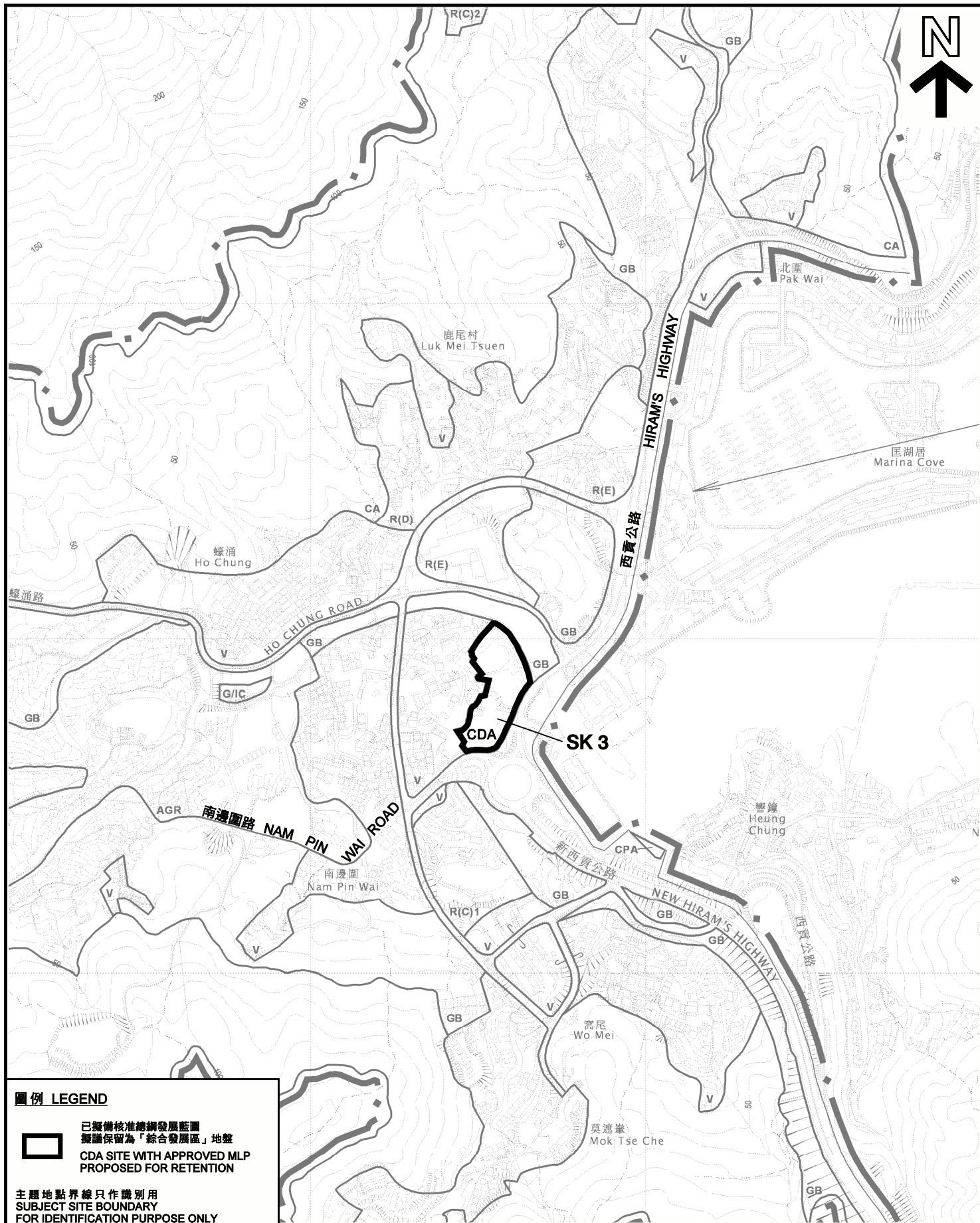
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/337

圖 PLAN
55

本摘要圖於2015年5月14日擬備，
所根據的資料為於2015年3月27日
展示的分區計劃大綱圖編號S/MOS/21
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/MOS/21 EXHIBITED ON 27.3.2015



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2015年5月14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 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/SK-HC/11 APPROVED ON 11.03.2014

平面圖 SITE PLAN

綜合發展區地盤參考編號 SK 3
新界西貢南邊圍路

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

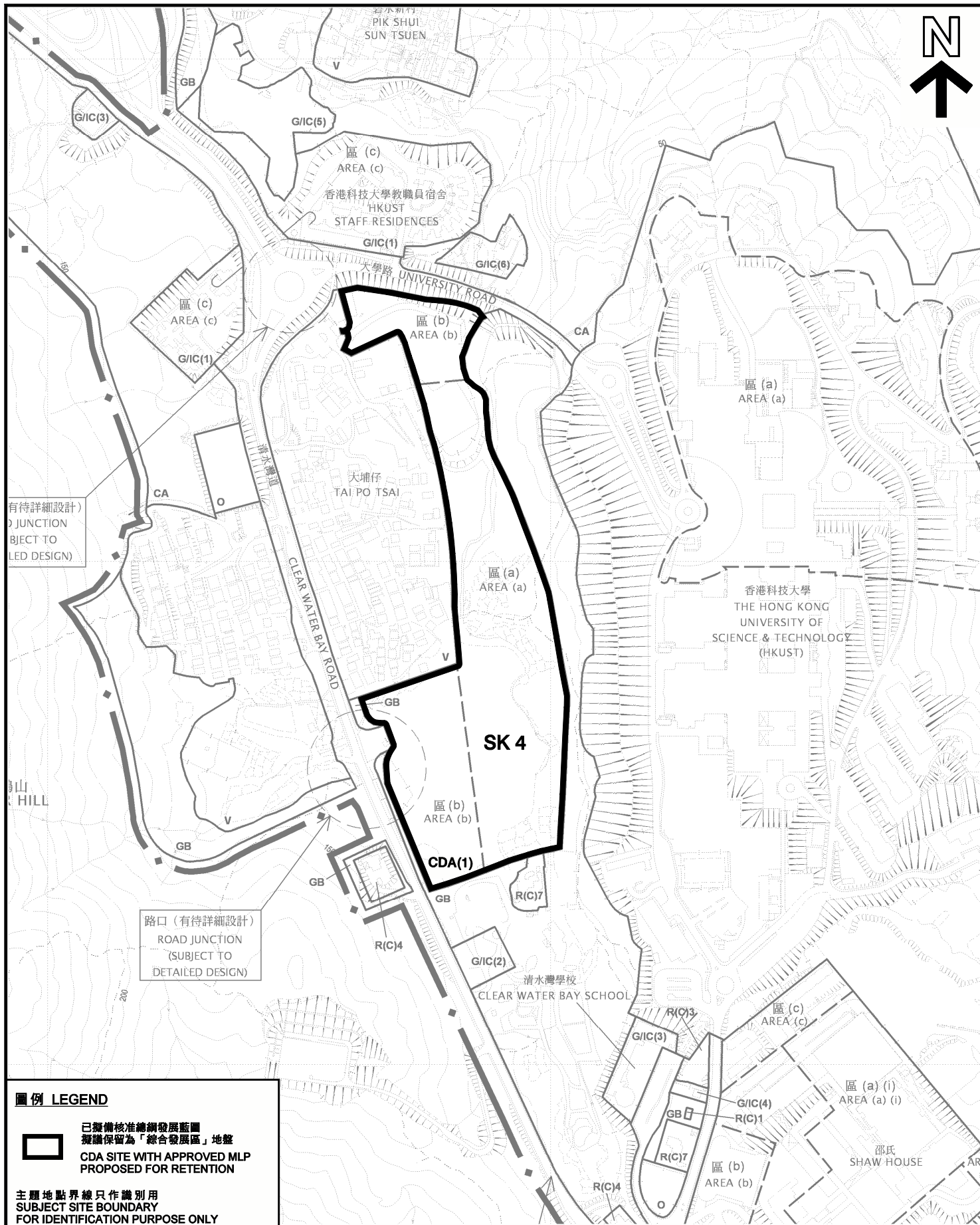
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/317

圖 PLAN
56



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2015年5月14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 14.5.2015
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 4
新界西貢清水灣大埔仔丈量約份第227
和第229約多個地段及毗連政府土地

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

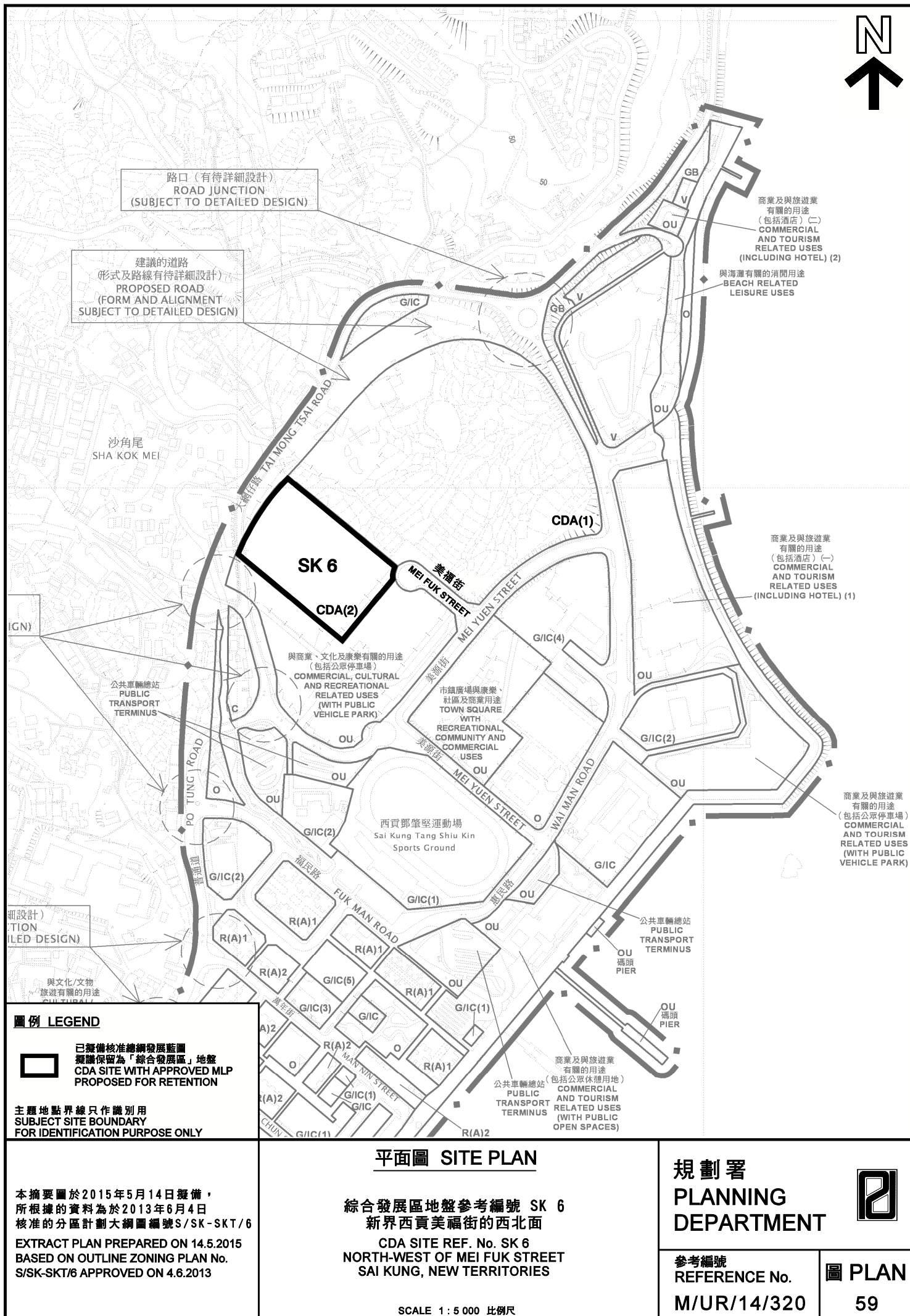
SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/318

圖 PLAN
57



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

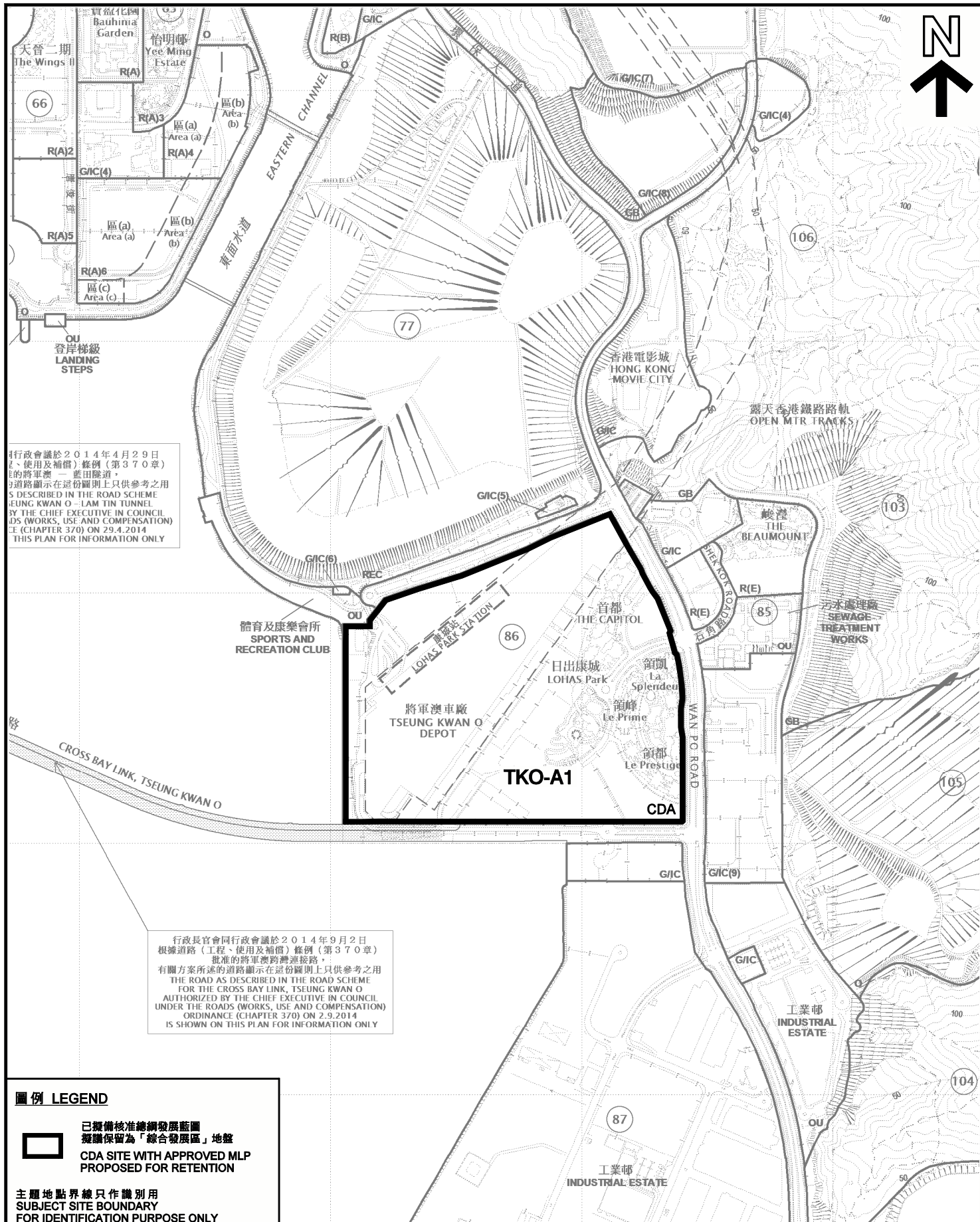
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/320

PLAN
59

本摘要圖於2015年5月14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 14.5.2015
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 TKO-A1
新界將軍澳第86區

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

SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/321

圖 PLAN
60

本摘要圖於2015年5月14日擬備，
所根據的資料為於2015年2月27日
展示的分區計劃大綱圖編號S/TKO/21
EXTRACT PLAN PREPARED ON 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/TKO/21 EXHIBITED ON 27.2.2015

馬灣 MA WAN



淡水灣
TAM SHUI WAN

G/I/C 北灣頂
PAIK WAN TENG

田寮新村
Tin Liu
New Village

珀麗灣
Park Island

田寮
Tin Liu

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

馬灣公園第二期
Ma Wan Park Phase 2

NTI 1

酒店發展地盤
Hotel Development Site

馬角咀
MA KOK TSUI

渡頭
JETTY

碼頭
PIER

避風塘
TYPHOON
SHELTER

CDA

GB

G/I/C

OU

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

柳花村
Lau Fa Tsuen

G/I/C

OU

公路維修區
HIGHWAYS
MAINTENANCE
AREA

OU

GB

OU

OU

大嶺頭
TAI LENG TAU

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 NTI 1
新界馬灣市鎮

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

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT

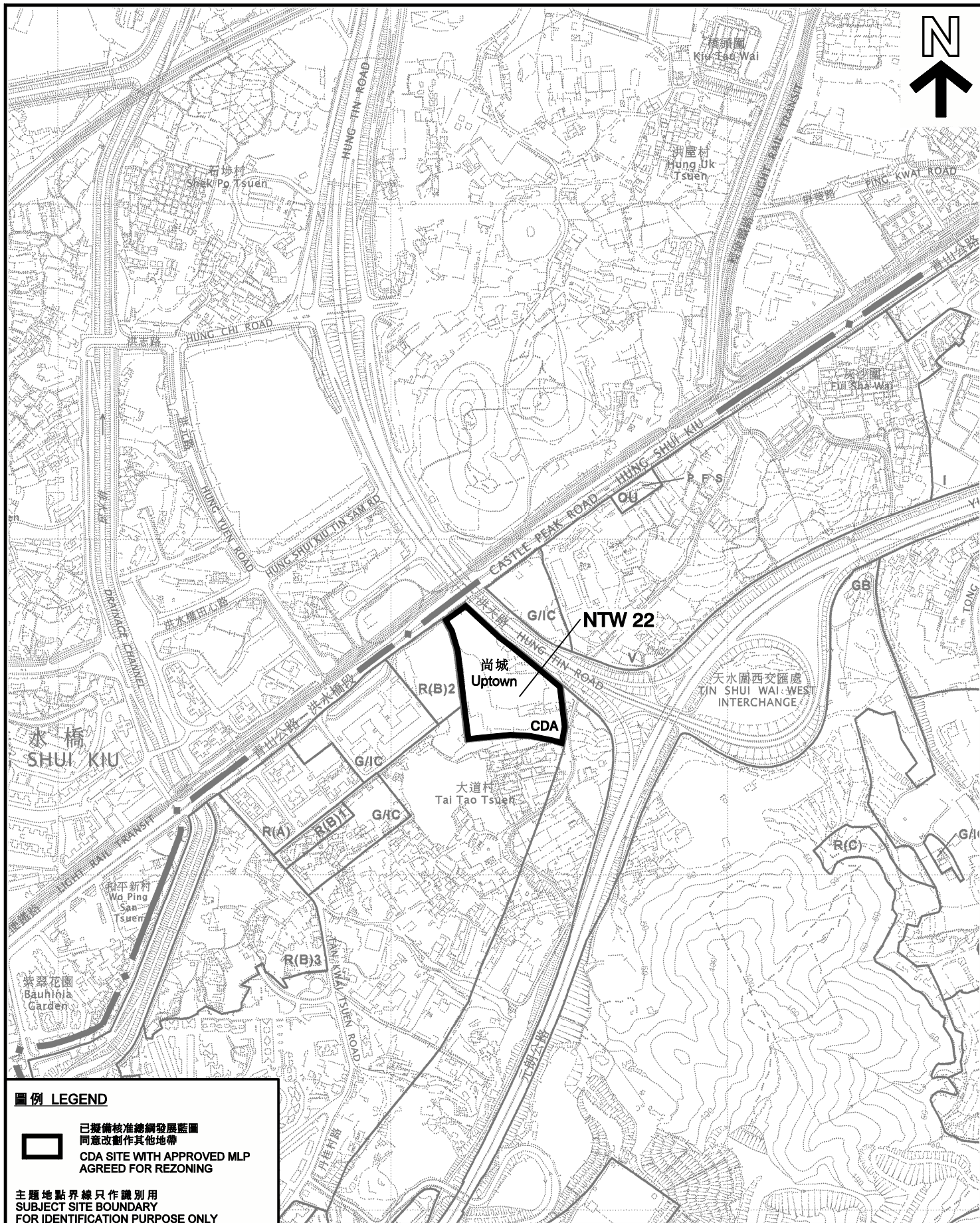


參考編號
REFERENCE No.
M/UR/14/322

圖 PLAN
61

本摘要圖於2015年5月14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 14.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/I-MWI/14 APPROVED ON 2.6.2009



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 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

規劃署
PLANNING
DEPARTMENT

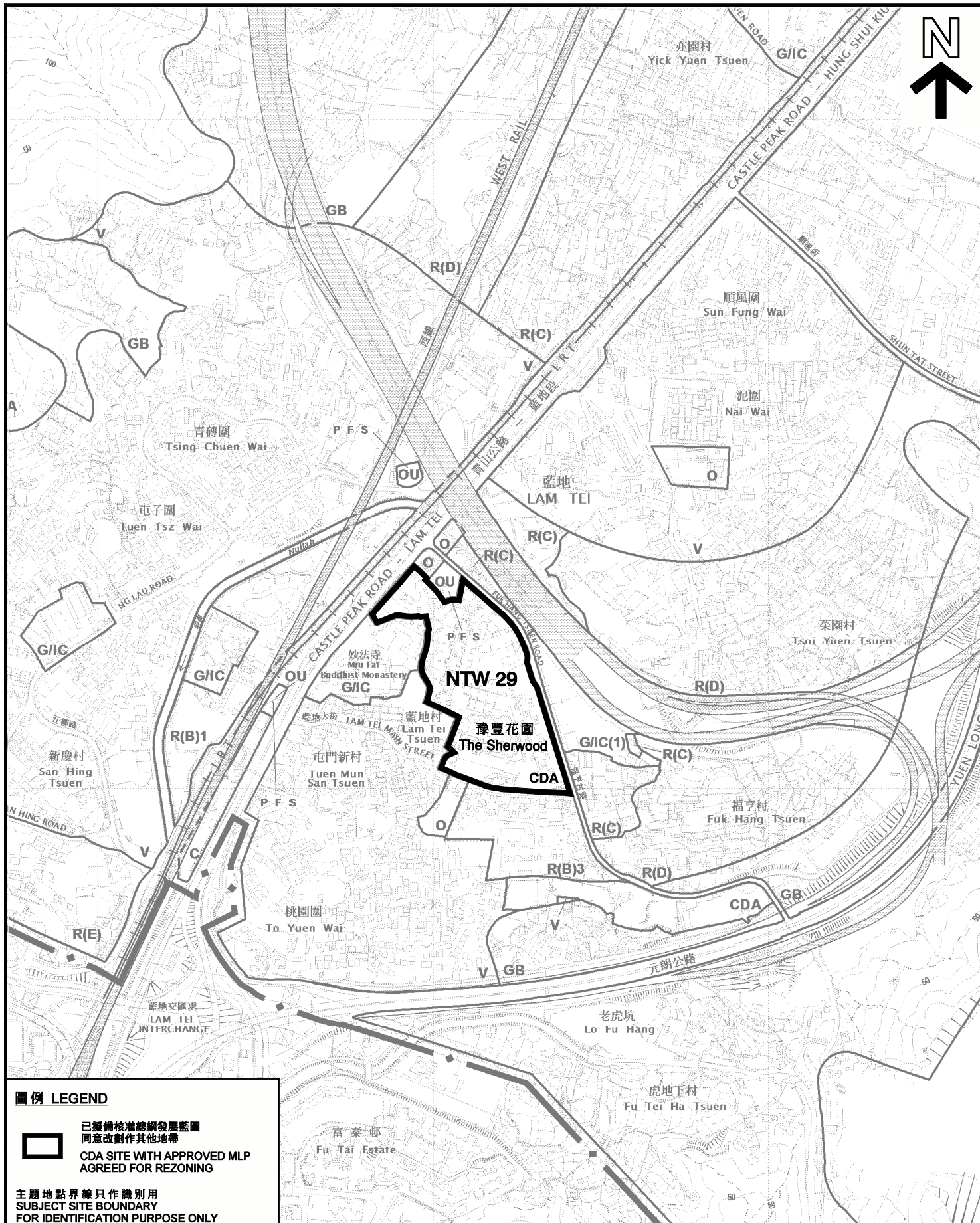


參考編號
REFERENCE No.
M/UR/14/324

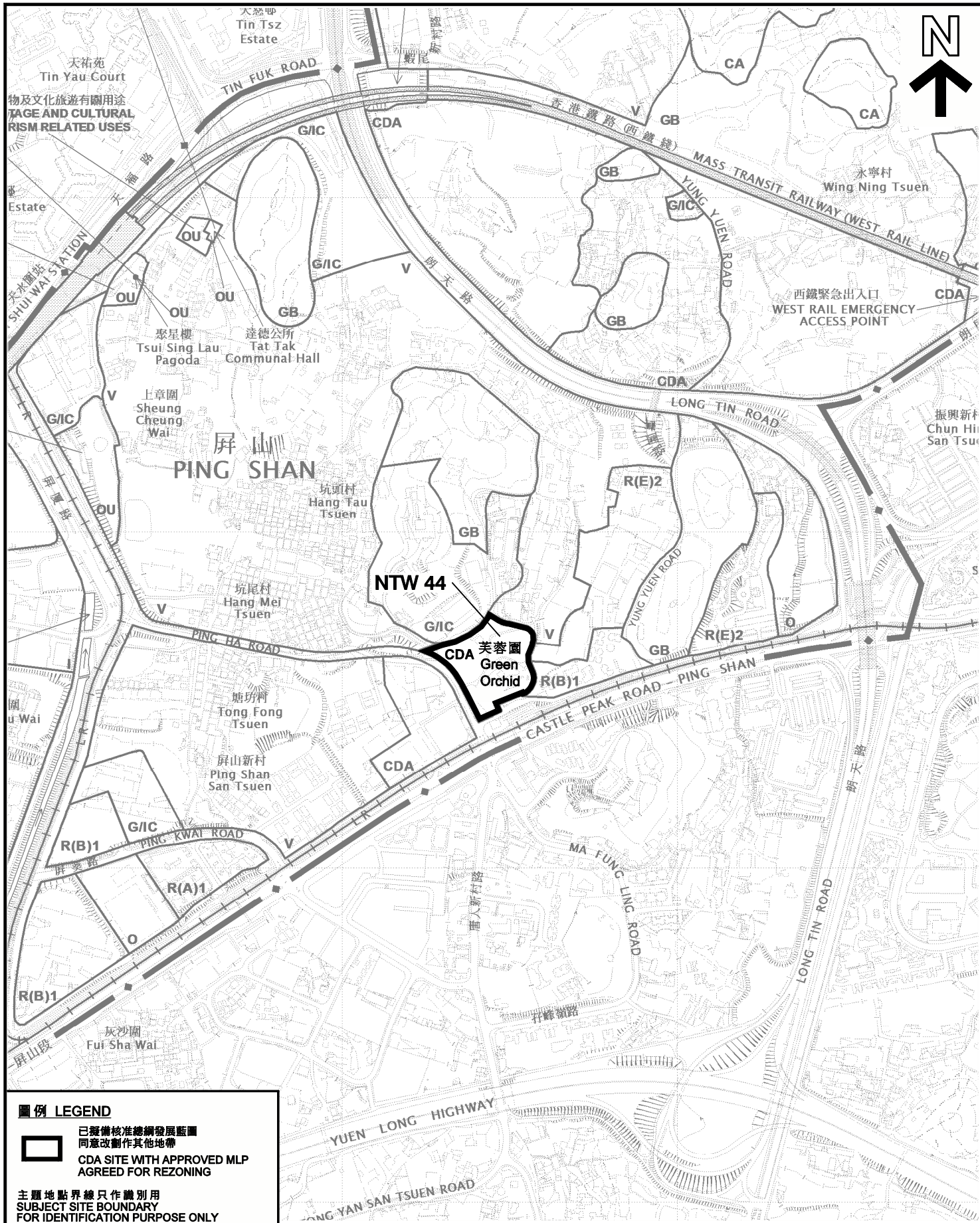
圖 PLAN
62

本摘要圖於2015年5月11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 11.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/10 APPROVED ON 7.2.2006



<p>本摘要圖於2015年5月11日擬備， 所根據的資料為於2014年12月12日 展示的分區計劃大綱圖編號S/TM-LTYY/7</p> <p>EXTRACT PLAN PREPARED ON 11.5.2015 BASED ON OUTLINE ZONING PLAN No. S/TM-LTYY/7 EXHIBITED ON 12.12.2014</p>	<p><u>平面圖 SITE PLAN</u></p> <p>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</p> <p>CDA SITE REF. No. NTW 29 J/O FUK HANG TSUEN ROAD & LAM TEI MAIN STREET LAM TEI, TUEN MUN, NEW TERRITORIES</p> <p>SCALE 1 : 7 500 比例尺</p>	<p>規劃署 PLANNING DEPARTMENT</p> 
	<p>參考編號 REFERENCE No.</p> <p>M/UR/14/325</p>	<p>圖 PLAN</p> <p>63</p>



圖例 LEGEND



已擬備核准總發展藍圖
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2015年5月11日擬備，
所根據的資料為於2014年10月31日
展示的分區計劃大綱圖編號S/YL-PS/15
EXTRACT PLAN PREPARED ON 11.5.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/15 EXHIBITED ON 31.10.2014

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

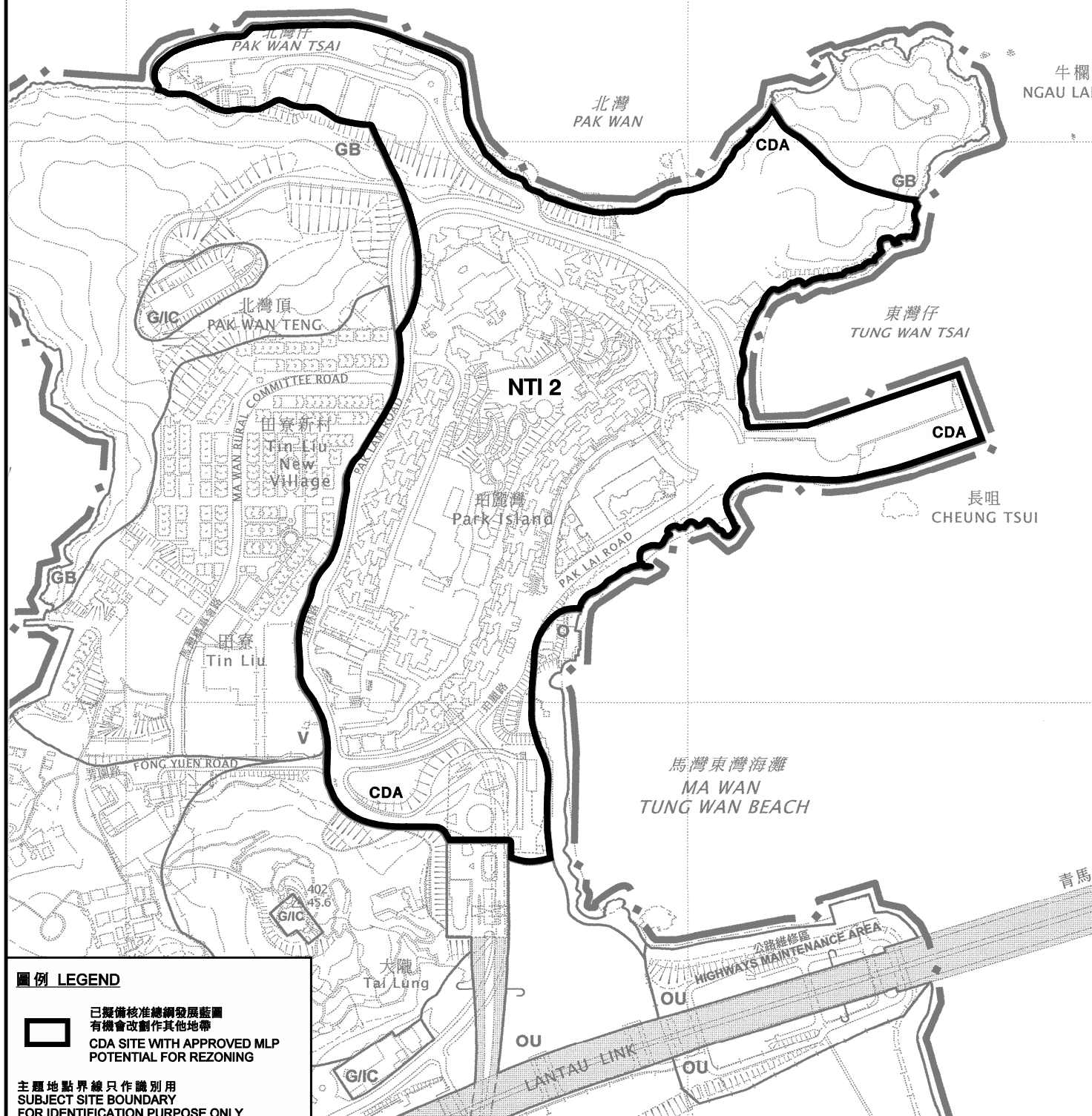
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/327

圖 PLAN
64



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

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

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT

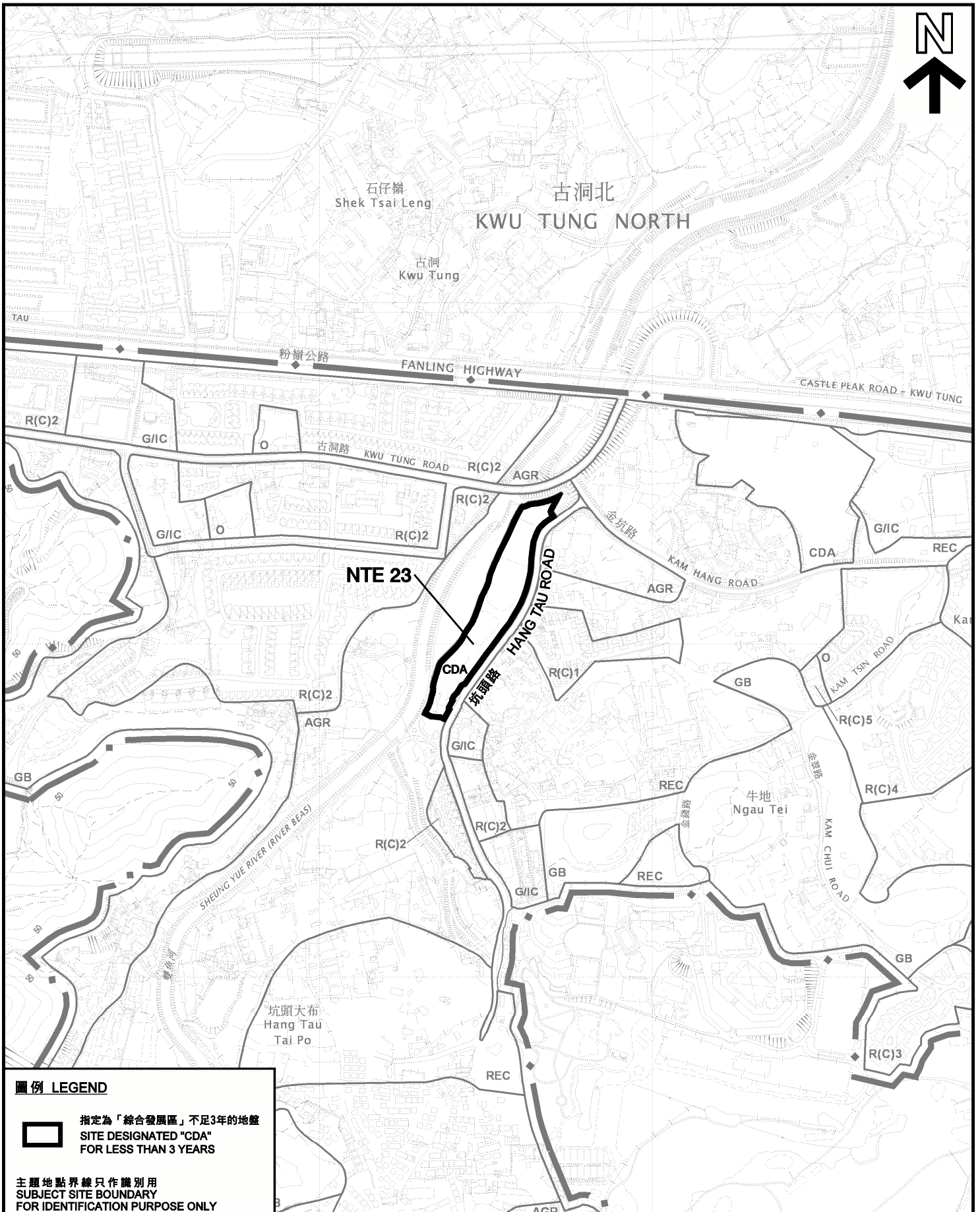


參考編號
REFERENCE No.
M/UR/14/331

圖 PLAN
66

本摘要圖於2015年3月6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 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/I-MWI/14 APPROVED ON 2.6.2009



圖例 LEGEND



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

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

平面圖 SITE PLAN

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

SCALE 1 : 7 500 比例尺

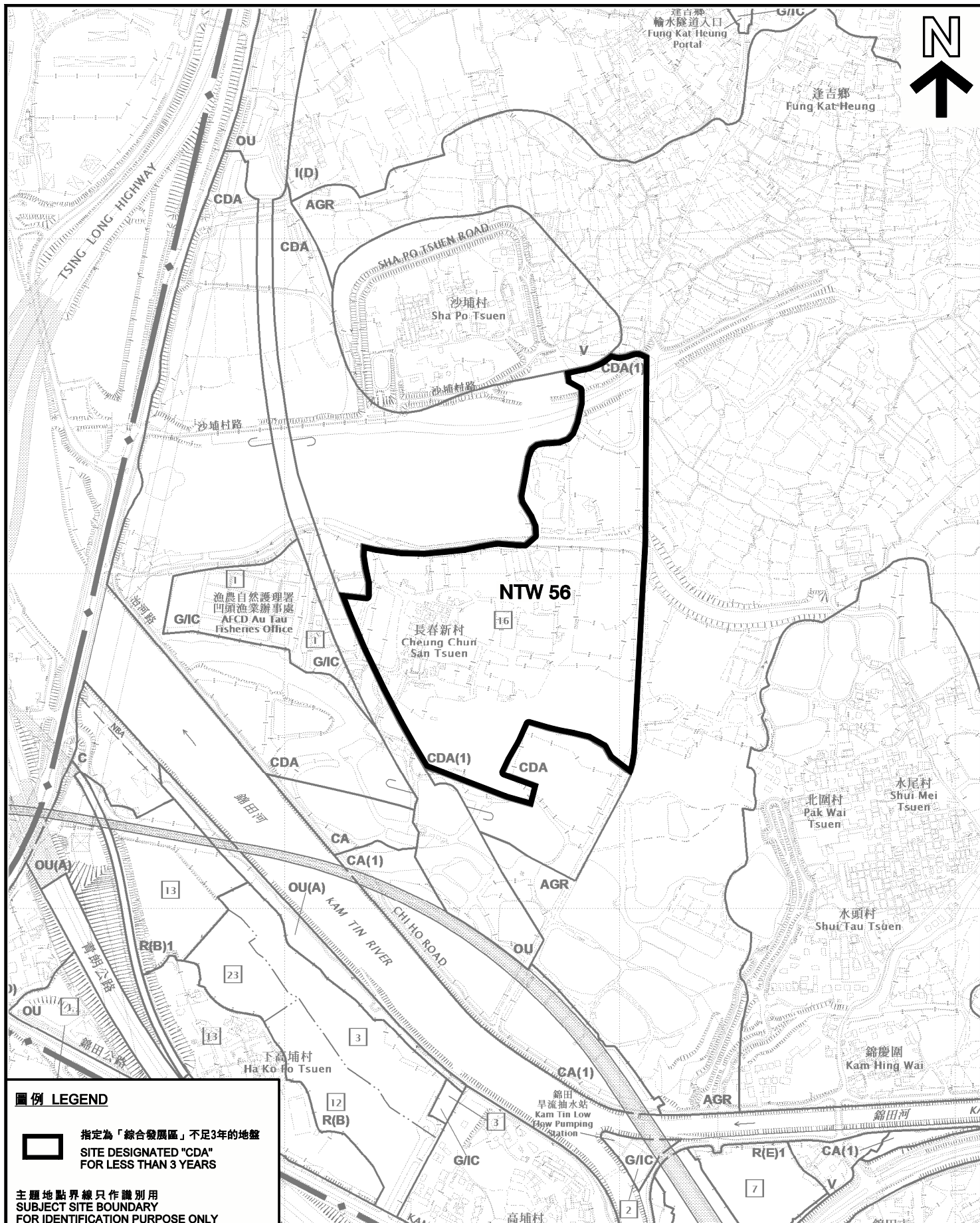
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/338

圖 PLAN
67

本摘要圖於2015年3月6日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/NE-KTS/14
EXTRACT PLAN PREPARED ON 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/14 APPROVED ON 7.1.2014



圖例 LEGEND



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

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

本摘要圖於2015年3月6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 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/9 APPROVED ON 2.12.2014

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

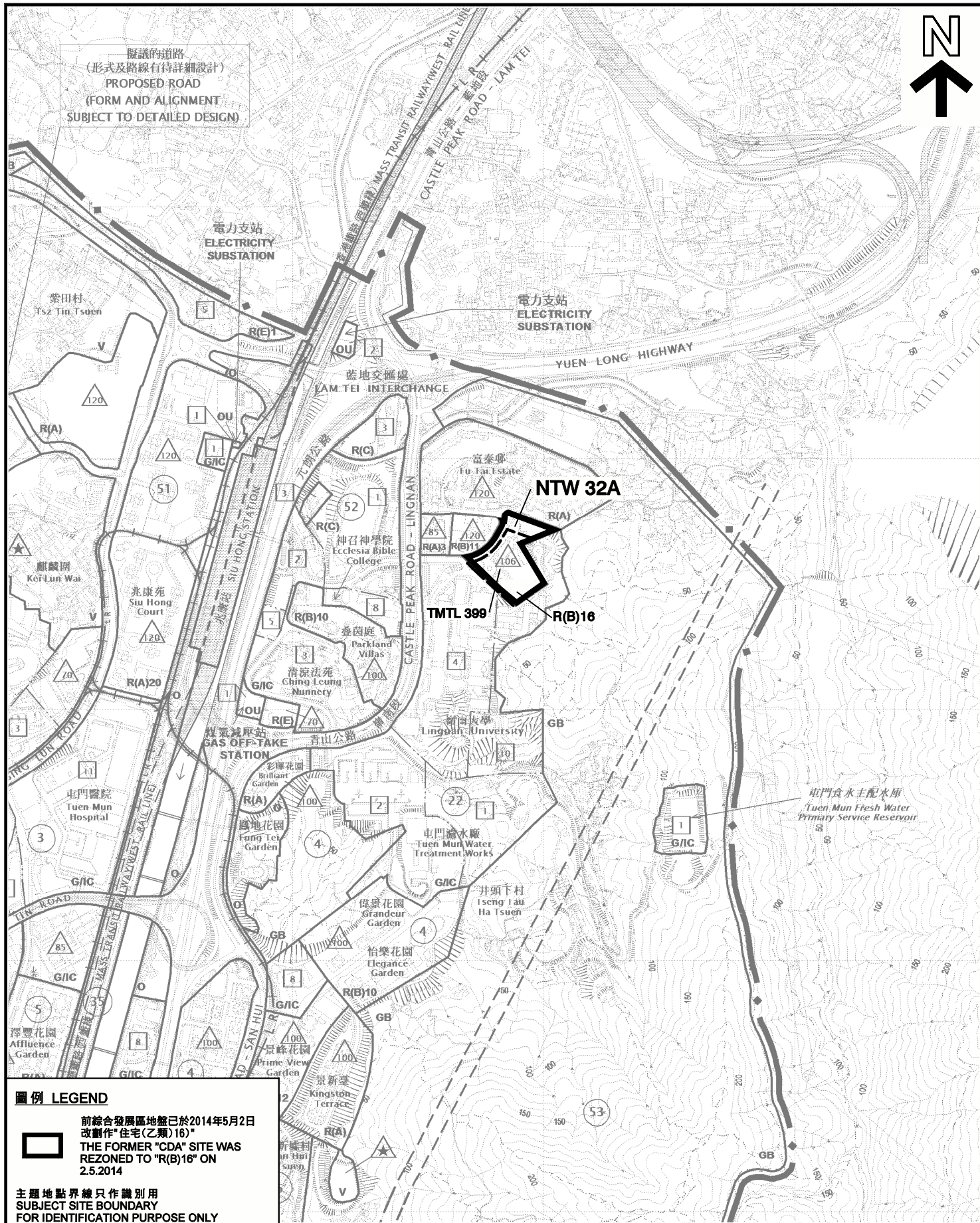
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/355

圖 PLAN
68



平面圖 SITE PLAN

前綜合發展區地盤參考編號 NTW 32A

新界屯門

虎地嶺南大學校園以東北

FORMER CDA SITE REF. No. NTW 32A

NORTHEAST OF LINGNAN UNIVERSITY MAIN CAMPUS AT FU TEI
TUEN MUN, NEW TERRITORIES

SCALE 1 : 10 000 比例尺

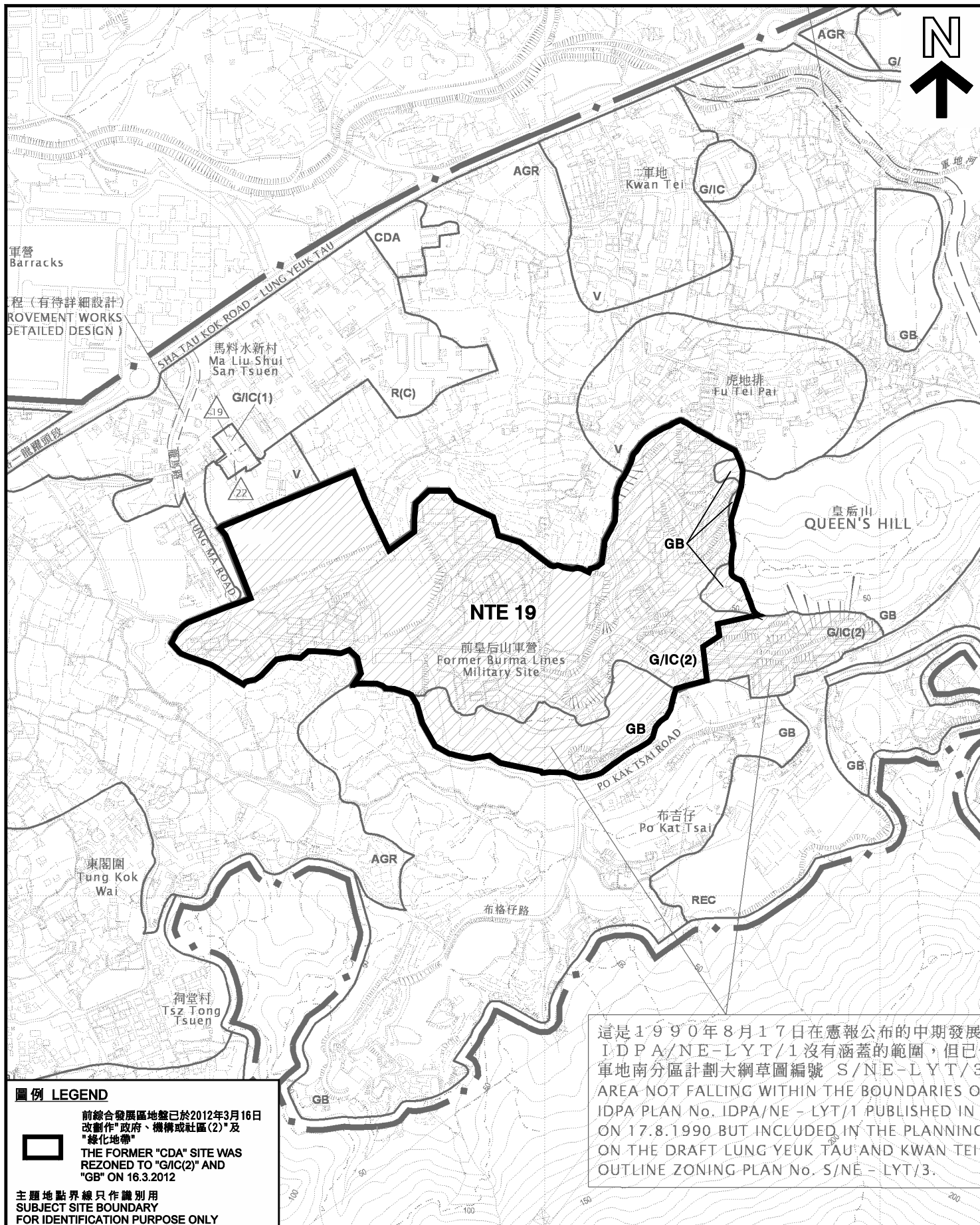
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/326

圖 PLAN
69

本摘要圖於2015年3月6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 6.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/TM/33 APPROVED ON 10.2.2015



平面圖 SITE PLAN

前綜合發展區地盤參考編號 NTE 19
新界粉嶺前皇后山軍營

FORMER CDA SITE REF. No. NTE 19
FORMER BURMA LINES MILITARY SITE
FANLING, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/14/339

圖 PLAN
70

SCALE 1 : 7 500 比例尺

本摘要圖於2015年3月31日擬備，
所根據的資料為於2012年3月16日
展示的分區計劃大綱圖編號 S/NE-LYT/15

EXTRACT PLAN PREPARED ON 31.3.2015
BASED ON OUTLINE ZONING PLAN No.
S/NE-LYT/15 EXHIBITED ON 16.3.2012