

**METRO PLANNING COMMITTEE**  
**OF THE TOWN PLANNING BOARD**

**MPC Paper No. 6/13**  
**For Consideration by the**  
**Metro Planning Committee on 15.3.2013**

**Review of Sites Designated “Comprehensive Development Area”**  
**on Statutory Plans in the Metro Area for the Year 2012/2013**

**Review of Sites Designated “Comprehensive Development Area”  
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**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 Metro Area for the year 2012/2013. 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 56 “CDA” sites (**Plans 1 to 3**) in the Metro Area by the end of March 2013, including 11 “CDA” sites designated for less than 3 years (i.e., the ex-Wong Chuk Hang Estate (H41), the Wing Lee Street site (H60), Tai Hang Sai Estate (K57), 3 sites abutting the Lung Tsun Stone Bridge Preservation Corridor in Kai Tak City Centre, Kowloon (K58 to K60) and 5 “CDA” sites bounded by Sha Tsui Road, Texaco Road, Yeung Uk Road and Luen Yan Street in Tsuen Wan (TW31 to TW35) (**Plans 48 – Plan 56**). Amongst them, 7 sites (i.e. H41, K57 and TW31 to TW35) are new “CDA” sites designated on the relevant OZPs gazetted in 2010, whilst 4 sites (i.e. H60 and K58 to K60) are designated on the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/28 and the draft Kai Tak OZP No. S/K22/3 respectively in 2011. This total figure excludes the “CDA” sites that fall within the Development Scheme Plans prepared by the Urban Renewal Authority or the then Land Development Corporation (a total of 9 sites are zoned as “CDA” on the Development Scheme Plans).

3.2 The review has examined 45 “CDA” sites that have been designated for more than 3 years by the end of March 2013, as follows:

(i) “CDA” Sites with No Approved Master Layout Plan (MLP)	23
(ii) “CDA” Sites with Approved MLP	22
<b>Total</b>	<b>45</b>

*Progress of “CDA” Sites already Agreed for Rezoning*

3.3 For Members’ information, it was agreed in principle at the Committee meeting on 16.3.2012 to rezone 6 “CDA” sites to appropriate uses. The rezoning exercise, however, has not been completed; and the current progress of these sites is highlighted below:

<b>CDA Site</b>	<b>MPC’s Agreement on 16.3.2012</b>	<b>Current Proposal</b>	<b>Progress</b>
<b>H14B (Plan 41)</b> 23 Oil Street, North Point	agreed for rezoning	agreed for rezoning	<i>(pl refer to para. 4.2.3 below and Appendix IV)</i>
<b>K11 (Plan 42)</b> Airport Railway Kowloon Station	proposed for rezoning	proposed for rezoning	<i>(pl refer to para. 4.2.4(a) below and Appendix V)</i>
<b>K14 (Plan 43)</b> Former Marine Police Headquarters at Salisbury Road	proposed for rezoning	proposed for rezoning	<i>(pl refer to para. 4.2.4(b) below and Appendix V)</i>
<b>K38 (Plan 24)</b> Yau Tong Industrial Area (YTIA)	agreed for rezoning	agreed for rezoning	<i>(pl refer to para. 4.1.3 below and Appendix II)</i>

<b>K40 (Plan 25)</b> Eastern portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road	agreed for rezoning	agreed for rezoning	<i>(pl refer to para. 4.1.4 below and <b>Appendix II</b>)</i>
<b>TW26 (Plan 47)</b> Hotel development at TWIL 5 and Lot 429 in DD 399, Ting Kau	proposed for rezoning	have potential for rezoning	<i>(pl refer to para. 4.2.5(d) below and <b>Appendix VI</b>)</i>

#### 4. THE REVIEW

##### 4.1 “CDA” Sites with No Approved MLP (Total: 23)

###### *Sites Proposed for Retention (Total:21)*

4.1.1 There are a total of 23 “CDA” sites designated for more than 3 years with no approved MLP. 21 of them are proposed for retention (**Appendix I**) and the status of these sites are summarized in the following:

- a) proposals for **2** sites are actively being pursued with MLPs being prepared (H35 and K13) (**Plans 6 &10**);
- b) **2** sites are recently sold in December 2011 and July 2012 respectively (H42 & K47A) (**Plans 9 &18**);
- c) **6** sites with planning briefs recently approved, under preparation or to be prepared (H21, H28, H40, K19, K25 and K27) (**Plans 4, 5, 8, 11, 12 & 13**);
- d) **8** sites are subject to such concerns as traffic, environmental and/or visual impacts which need to be properly addressed (H36, K30, K31, K39, K42, K54, TW2 and TW23) (**Plans 7, 14, 15, 16, 17, 20, 22 & 23**);
- e) **2** sites will be soon disposed of (K55 and K56) (**Plan 21**); and
- f) **1** site is related to preservation of historical building (K52) (**Plan 19**).

- 4.1.2 The “CDA” designations are essential for providing guidance on the proper development of these sites. Detailed justifications for the proposed retention of these 21 sites are at **Appendix I**.

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

- 4.1.3 On 18.3.2011, the Committee noted that the YTIA “CDA” site (K38) (**Plan 24**) has potential for rezoning. A planning review was conducted in 2011, and the site is proposed to be sub-divided into smaller sites with appropriate zonings to facilitate comprehensive redevelopment of the area. The proposed amendments to the “CDA” zone will be submitted to the Committee for consideration in the next round of the OZP amendments. Detailed justifications of rezoning are at **Appendix II**.
- 4.1.4 The eastern portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road (K40) (**Plan 25**) is currently occupied by 6 factory buildings, 2 GIC facilities and the Hong Kong Society for the Blind Factory cum Sheltered Workshop. Given its size, the number of private lots and the Government land (eastern portion of the “CDA(3)” site) involved, land assembly is an issue that impedes redevelopment. To enhance the prospect of implementation, consideration would be given to sub-dividing it into smaller “CDA” sites and to rezone the Government land portion into smaller sub-areas for residential use. The proposal is now being followed up by concerned bureaux/departments. Proposed amendments to the OZP will be submitted to the Committee for consideration upon finalization of the proposal. The details are discussed at **Appendix II**.

**4.2 “CDA” Sites with Approved MLP (Total: 22)**

- 4.2.1 Among the 22 “CDA” sites that have been designated for more than 3 years with approved MLP, 15 sites are proposed for retention, 1 site has been agreed for rezoning, 2 sites are proposed for rezoning and 4 sites with potential for rezoning.

*Sites Proposed for Retention (Total: 15)*

- 4.2.2 15 “CDA” sites with approved MLP are proposed for retention. These “CDA” sites either have some progress in construction works or are at various stages of building construction and implementation. Retention of the “CDA” designations for the following sites is considered necessary to ensure they will be implemented in accordance with the approved MLPs and approval conditions. Detailed justifications for the retention of these 15 sites are at **Appendix III**.
- a) **2** sites with construction works in progress (K24 and TW29) (**Plans 33 & 39**);
  - b) **1** site with development partially completed in accordance with the approved MLP (H19) (**Plans 28**);
  - c) **8** sites with building plans approved while construction works just commenced or yet to be commenced (H7, H14A, H39, K29, K41, TW1, TW28 and TW30)

(**Plans 26, 27, 31, 35, 36, 37, 38 & 40**);

- d) 1 site with recent amendments to approved MLP ( K26 ) (**Plan 34**);
- e) 1 site was once rezoned to “Residential (Group A)” and “Commercial” (“C”) (K7) (**Plan 32**) on 28.4.2003. However, due to strong local objections against the rezoning amendments during the plan exhibition period on 17.2.2004, the Board decided to uphold the objections and revert the site back to the original “CDA” zoning; and
- f) 2 sites with recently approved MLP (H23 and H29) (**Plans 29 & 30**).

*Site already Agreed for Rezoning (Total: 1)*

- 4.2.3 The Committee agreed in the last review that since the hotel development at 23 Oil Street, North Point (H14B) (**Plan 41**) was completed, the site was considered suitable for rezoning. The site will be rezoned to “C” to reflect the planning intention of the site and the hotel use in the next round of OZP amendment. The progress of the rezoning is at **Appendix IV**.

*Sites Proposed for Rezoning (Total: 2)*

- 4.2.4 On 18.3.2011, the Committee noted that 2 sites including the “CDA” site at Airport Railway Kowloon Station (K11) (**Plan 42**) and the former Marine Police Headquarters site in Salisbury Road (K14) (**Plan 43**) have potential for rezoning. As developments on the concerned “CDA” zones have been completed, they are proposed for rezoning to appropriate zonings. Detailed justifications for the rezoning are at **Appendix V** and summarized as follows:

- a) as the comprehensive residential, office, hotel and service apartment development at the Airport Railway Kowloon Station, Kowloon Reclamation Area (K11) (**Plan 42**) has been completed and all the approval conditions of the “CDA” site have been complied with, the site would be rezoned to appropriate zonings to reflect its existing commercial and residential uses, when appropriate; and
- b) the development at the Former Marine Police Headquarters site in Salisbury Road (K14) (**Plan 43**) was completed in early 2009 with Occupation Permit issued on 9.2.2009. All the approval conditions were found to have been complied with in April 2012. The site would be rezoned to appropriate zonings to reflect the completed hotel and commercial development and the historical value of the site in the next round of OZP amendment.

*Sites with Potential for Rezoning (Total: 4)*

- 4.2.5 4 sites with approved MLP have potential for rezoning. Details of these 4 sites are found in **Appendix VI** and summarised below:

- a) The proposed eating place, office, shop and services at the KMB Headquarters Building (K17) (**Plan 44**) was approved with conditions by MPC on 22.7.2011.

Most of the approval conditions have been fulfilled. After the full compliance with the approval conditions, the site at the ex-KMB Lai Chi Kok bus depot has potential for rezoning to reflect the development at Manhattan Hill and the KMB Headquarters Building;

- b) The MLP for the proposed residential development at the junction to the south of the proposed Inverness Road Extension and West of Junction Road (K34) (**Plan 45**) was approved by the MPC with conditions on 15.4.2011. Building plans were approved on 25.5.2011. Construction of the proposed development is in progress, and compliance of the approval conditions is already at an advance stage. Upon completion of the development, there is potential to rezone the “CDA” site to appropriate zoning;
- c) K47B (**Plan 46**) was sold by tender in August 2011 and an MLP was approved with conditions by the TPB on 20.4.2012. Compliance of approval conditions and building plan submission are both at an advance stage. Upon completion of the proposed development, there is potential to rezone it to appropriate zoning; and
- d) The hotel development at TWIL 5 and Lot 429 in DD 399, Ting Kau, Tsuen Wan (TW26) (**Plan 47**) has been completed. Occupation Permit was issued on 10.10.2006. With the exception of the design and provision of a pedestrian access (PA) to the reclamation area next to Lido Beach, all planning approval conditions have been complied with. To comply with the remaining approval condition for the PA, the applicant would submit the detailed design proposal of the PA in mid-2013 for the consideration of the Director of Leisure and Cultural Services, after a 3-month site investigation of the concerned slope features for finalising the alignment and design of the PA. As such, the site has potential for rezoning to reflect the hotel use upon full compliance of the outstanding approval condition.

### *Questionnaires*

- 4.2.6 In accordance with the established practice, questionnaires were sent to the developers or their agents for the “CDA” sites designated for more than 3 years with approved MLP in late 2012/early 2013 in order to have a better understanding on the implementation of the sites. A total of 11 replies have been received.
- 4.2.7 From the replies received, the followings are noted:
  - a) the approved “CDA” schemes are at different stages of implementation;
  - b) there are no insurmountable difficulties on the developers’ side that would hinder the implementation of the approved schemes; and
  - c) should there be any outstanding issues causing delays to the developments, 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 PlanD for advice.

### 4.3 Summary

The following table summarises the proposals made under the current review:

	<b>With No Approved MLP</b>	<b>With Approved MLP</b>	<b>Total</b>
<b>No. of Sites Proposed for Retention</b>	21 (Appendix I)	15 (Appendix III)	36
<b>No. of Sites Already Agreed for Rezoning</b>	2 (Appendix II)	1 (Appendix IV)	3
<b>No. of Sites Proposed for Rezoning</b>	-	2 (Appendix V)	2
<b>No. of Sites have Potential for Rezoning</b>	-	4 (Appendix VI)	4
<b>Total number of “CDA” sites designated for more than 3 years</b>			45

## 5. CONSULTATION

Concerned departments will be consulted on the rezoning proposals for the relevant “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 Metro Area;
- b) agree to the retention of the “CDA” designation for the sites mentioned in paragraphs 4.1.1 and 4.2.2 and detailed at **Appendices I and III**;
- c) note the agreement of the Committee to rezone the sites mentioned in paragraphs 4.1.3, 4.1.4 and 4.2.3 and detailed at **Appendices II and IV**;
- d) agree in-principle to the proposed rezoning of the “CDA” sites in paragraph 4.2.4 and detailed at **Appendix V**; and

e) note the sites with potential for rezoning in paragraph 4.2.5 and details 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** “CDA” Site with No Approved MLP and Agreed for Rezoning

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

**Appendix IV** “CDA” Site with Approved MLP and Agreed for Rezoning

**Appendix V** List of “CDA” Sites with Approved MLP and Proposed for Rezoning

**Appendix VI** List of “CDA” sites with Approved MLP and Potential for Rezoning

**Plan 1** Location Plan of “CDA” Sites in Hong Kong District

**Plan 2** Location Plan of “CDA” Sites in Kowloon District

**Plan 3** Location Plan of “CDA” Sites in Tsuen Wan, Kwai Tsing and West Kowloon District

**Plans 4 to 56** Extract Plans for Individual “CDA” Sites

**Planning Department**  
**March 2013**

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

(Total: 21, including H21, H28, H35, H36, H40, H42, K13, K19, K25, K27, K30, K31, K39, K42, K47A, K52, K54, K55, K56, TW2 & TW23) (Plans 4 to 23)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
H21 (Plan 4)	Comprehensive Development including Piers No. 4, 5 and 6, Central, Hong Kong  (1.89 ha)  (single ownership)	18	<ul style="list-style-type: none"> <li>• The site was first designated on 11.11.1994, which included Piers No. 4 to 7 and the adjoining area. On 4.1.2002, the Town Planning Board (TPB) decided to excise Pier 7 from the “CDA” zone and the amendment was gazetted on 22.2.2002.</li> <li>• The site is zoned “CDA(2)” on the OZP and its development is subject to a maximum GFA of 55,740m<sup>2</sup> for retail shops, offices and hotels.</li> <li>• The previous Master Layout Plan (MLP) approval expired on 3.4.2001.</li> <li>• According to the final recommendation of the “Urban Design Study for the New Central Harbourfront” (UDS), the site together with the adjoining “C” site to its immediate east will be developed in a comprehensive manner as a new civic node and a mixed-used precinct. The planning and design brief incorporating the above recommendations is being refined and will be submitted to the TPB in due course.</li> <li>• A planning application (No. A/H4/90) for additional one and a half commercial floors above Central Piers 4 to 6 was submitted on 6.7.2012. On 9.11.2012, the MPC of the TPB decided to defer a decision on the application. The applicant was required to submit further information on the improvement of the pedestrian connectivity between the proposed landscaped deck and the public open space at the piers.</li> <li>• The “CDA” designation should be retained to provide guidance on the proper development of the site.</li> </ul>
H28 (Plan 5)	Adjacent to Man Yiu Street, Central Reclamation Phase III, Hong Kong  (5.23 ha)  (single ownership)	13	<ul style="list-style-type: none"> <li>• According to the Notes for the “CDA” zone, development on the site is subject to a max. building height of 50mPD and 16mPD respectively for the proposed commercial development on the western part and the landscaped pedestrian deck with commercial facilities below on the eastern part of the zone as indicated by a pecked line on the OZP.</li> <li>• According to the final recommendation of the “UDS”, the subject “CDA” site will be developed as a comprehensive development of office and retails uses in low to medium rise separate building blocks connected by a large landscaped deck, with a revised max. GFA of 157,400m<sup>2</sup>. The planning and design brief incorporating the above recommendations is being refined by PlanD and will be submitted to the TPB in due course.</li> <li>• The “CDA” designation should be retained to</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
H35 (Plan 6)	Site at Chai Wan Road, Chai Wan, Hong Kong  (Zoned "CDA(1)" on OZP)  (1.04 ha)  (single ownership)	11	<p>provide guidance on the proper development of the site.</p> <ul style="list-style-type: none"> <li>• The MLP was first approved on 8.2.2002. Two subsequent applications for extension of time limit were approved. The planning permission lapsed on 9.2.2011.</li> <li>• The developer submitted a revised scheme under application No. A/H20/159 on 17.10.2008. The application was subsequently rejected by the TPB on review on 11.12.2009. On 5.3.2010, the applicant lodged a Notice of Appeal against the TPB's decision. Upon the appellant's requests, the Appeal Board agreed on 7.4.2011 and 20.2.2012 that hearing of the appeal be postponed. The appellant on 29.1.2013 proposed to the Appeal Board to further postpone the hearing of the appeal to late 2013. The request is being processed by the Secretary of Appeal Board.</li> <li>• A planning application (No. A/H20/177) for a revised scheme was submitted by the applicant on 17.8.2012. On 21.9.2012, the applicant requested the MPC to defer the consideration of the application for 2 months to allow more time for the applicant to prepare supplementary information to address the departmental comments. The applicant submitted further information in December 2012, January and March 2013. The application is tentatively scheduled for consideration by MPC on 19.4.2013.</li> <li>• The "CDA" designation should be retained to provide guidance on the future development of the site.</li> </ul>
H36 (Plan 7)	Site to the immediate west of the MTR Chai Wan Station (Chai Wan Flatted Factory Site), Hong Kong  (0.35 ha)  (single ownership)	11	<ul style="list-style-type: none"> <li>• On 19.3.2010, MPC agreed that the site to the immediate west of the MTR Chai Wan Station, covering the open-air transport terminus and the Chai Wan Flatted Factory site, should be rezoned. Subsequently, the area occupied by the open-air public transport terminus has been partly rezoned from "CDA" to "Road" on 20.1.2012 to reflect its planning intention for bus/minibus terminus uses while the remaining area of the site (i.e. the Chai Wan Flatted Factory) remains as "CDA" zone.</li> <li>• The "CDA" site is subject to potential air and noise pollution generated by the nearby industrial uses and rail/road traffic.</li> <li>• The Housing Department (HD) has proposed to convert the Chai Wan Flatted Factory building (CWFF) for public rental housing development with a view to preserve the last 'H' type factory building.</li> <li>• The Antiquities Monument Office (AMO) considered that the CWFF possesses some heritage value and has put up the item to the</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>Antiquities Advisory Board (AAB) on 17.12.2012. AAB on 20.2.2013 agreed that the factory building be graded Grade II.</p> <ul style="list-style-type: none"> <li>The draft Planning Brief (PB) for the proposed conversion scheme was considered by MPC on 8.2.2013. The Eastern DC was consulted on the draft PB on 28.2.2013.</li> <li>The "CDA" designation should be retained to provide guidance on the future development of the site.</li> </ul>
H40 (Plan 8)	<p>Ming Wah Dai Ha, A Kung Ngam Road, Shau Kei Wan, Hong Kong</p> <p>(3.53 ha)</p> <p>(single ownership)</p>		<ul style="list-style-type: none"> <li>The PB for comprehensive redevelopment for residential use incorporating major development parameters and requirements was endorsed by the MPC on 23.9.2011.</li> <li>On 11.4.2012, Hong Kong Housing Society (HKHS) submitted a planning application for the comprehensive redevelopment on the site. The application was considered by MPC on 21.9.2012. MPC decided to defer a decision on the application and suggested that HKHS should consider the feasibility of preserving the existing Block M or another suitable block for adaptive use.</li> <li>HKHS has submitted further information to address MPC's comments and the further information will be submitted to MPC for consideration on 15.3.2013.</li> <li>The "CDA" designation should be retained to provide guidance on the future development of the site.</li> </ul>
H42 (Plan 9)	<p>Eastern part of Ex-North Point Estate, North Point, Hong Kong</p> <p>(2.93 ha)</p> <p>(single ownership)</p>	3	<ul style="list-style-type: none"> <li>The PB for comprehensive residential and commercial uses with public transport terminus, public coach park, GIC facilities and public open space was endorsed by the MPC on 10.7.2009. Based on the PB, the site was zoned "CDA(3)" on 19.3.2010. Amendments to the PB were endorsed by MPC on 24.7.2010 and 21.1.2011 respectively.</li> <li>The site was sold on 11.7.2012.</li> <li>The "CDA" designation should be retained to provide guidance on the future development of the site.</li> <li>On 1.2.2013, an application for the proposed comprehensive residential, commercial (eating place, shop and services), public open space, Government, institution or community uses, public coach park and public transport terminus development at the site was received by TPB. The application is scheduled to be considered by MPC on 5.4.2013.</li> </ul>
K13 (Plan 10)	<p>Area bounded by Cha Kwo Ling Road, Ko Fai Road and Victoria Harbour, Yau Tong</p>	20	<ul style="list-style-type: none"> <li>The "CDA" site was first designated on 8.1.1993. On 15.3.2002, the TPB agreed to a rezoning request to extend the original "CDA" zone. The amendments were exhibited on 21.6.2002.</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	Bay, Kowloon  (9.91 ha)  (multiple ownership)		<ul style="list-style-type: none"> <li>The draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/16, which includes the revision of the boundary of the Yau Tong Bay "CDA" by excising the water area from the "CDA" zone and incorporation of development parameters into the Notes of the Yau Tong Bay "CDA" zone, was gazetted on 23.5.2008. After approval of the OZP on 28.11.2008, the draft PB for Yau Tong Bay "CDA" zone was endorsed by the MPC on 9.4.2010.</li> <li>The consortium formed by the lot owners submitted the MLP for the "CDA" site to TPB for consideration in March 2010. The consortium has requested deferment of consideration several times to address the concerns of relevant departments. On 9.11.2012, the consortium submitted a revised MLP to TPB. The application was approved by MPC on 8.2.2013.</li> <li>The "CDA" designation should be retained to provide guidance on the future development of the site.</li> </ul>
K19 (Plan 11)	Area bounded by Choi Hung Road and Lung Cheung Road in Diamond Hill, Kowloon  (7.18 ha)  (single ownership)	19	<ul style="list-style-type: none"> <li>The "CDA" site is intended for comprehensive development comprising public housing, commercial facilities, schools and other Government, institution or community facilities.</li> <li>The proposed Shatin-Central Link depot is to be relocated from this site to Hung Hom. The Wong Tai Sin District Council (WTSDC) was consulted on the development options on 8.1.2013.</li> <li>A PB would be prepared to guide future development of the site.</li> <li>The "CDA" designation should be retained to provide guidance on the future development of the site.</li> </ul>
K25 (Plan 12)	South of Sham Mong Road and East of Hing Wah Street West, South West Kowloon  (4.5 ha)  (Government land )	14	<ul style="list-style-type: none"> <li>PlanD and Housing Department (HD) consulted the Sham Shui Po District Council (SSPDC) on the draft PB for the public rental housing (PRH) development at the site several times between June 2009 and June 2010. The PRH proposal, as presented to SSPDC in June 2010, would provide 2,000 PRH units with wet market, public transport interchange, public open space and social welfare facilities. A majority of the SSPDC members strongly requested that community facilities such as civic centre should be developed and they objected to any residential development on the site.</li> <li>At the Legislative Council joint Development and Housing Panel meeting held on 10.12.2010, Panel members requested HD to strive to map out an acceptable solution for the site with the SSPDC. HD advised that the SSPDC would be consulted on the revised scheme and the draft PB before submission to the TPB for approval.</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<ul style="list-style-type: none"> <li>• After revising the development scheme, HD will consult the SSPDC before PlanD's submission of the draft PB for the "CDA" site to TPB for agreement.</li> <li>• The site is used as temporary works area for the implementation of Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) up to 2015.</li> <li>• The "CDA" designation should be retained to provide guidance on the future development of the site.</li> </ul>
K27 (Plan 13)	Adjacent to Lai Hong Street, (NKILs 6003RP, 6052 and Government Land. To be known as NKIL 6357), South West Kowloon  (2.37 ha)  (multiple ownership)	14	<ul style="list-style-type: none"> <li>• The MLP was first approved by the MPC on 30.10.1998 and its latest MLP was approved by MPC on 28.6.2001. On 16.6.2006, the MPC agreed to extend the commencement of development of the approved development proposal for 2 years until 28.6.2008. No land exchange was executed and no building plans were submitted. The planning permission lapsed on 28.6.2008 as there was no commencement of development.</li> <li>• A revised draft PB, taking into account the latest findings of the ongoing air ventilation assessment for the South West Kowloon Area, is under preparation. The draft PB, which sets out the broad planning parameters and development requirements to facilitate the preparation of MLP, will be submitted to the TPB for approval in due course.</li> <li>• The "CDA" zoning should be retained to provide guidance on the future development of the site.</li> </ul>
K30 (Plan 14)	Western portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street, and Kowloon City Road, Ma Tau Kok, Kowloon  (Zoned "CDA(1)" on OZP)  (0.54 ha)  (multiple ownership)	13	<ul style="list-style-type: none"> <li>• K30, K39 and K40 were originally covered by a single "CDA" zone. To meet the objections raised to the Ma Tau Kok OZP No. S/K10/8, the TPB decided to sub-divide it into 3 "CDA" zones and the proposed amendments were confirmed on 15.10.1999.</li> <li>• The "CDA(1)" site is under multiple ownership. Such designation would facilitate urban renewal initiatives for the site and prevent piecemeal redevelopment.</li> <li>• The "CDA" zoning would help to phase out the non-conforming uses (such as vehicle repair workshops) upon redevelopment, and address possible residential/industrial (I/R) interface problems.</li> <li>• The Kowloon City District Urban Renewal Forum (DURF) has been set up to advise the Government on the district-based urban renewal initiatives. Pending the Kowloon City DURF's recommendations on urban renewal proposals for the district which covers the subject site, it is appropriate to retain the "CDA(1)" zoning in the meantime.</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
K31 (Plan 15)	J/O Kowloon City Road and Ma Tau Kok Road, Ma Tau Kok, Kowloon  (2.84 ha)  (multiple ownership)	14	<ul style="list-style-type: none"> <li>• The "CDA" site is under multiple ownership. Such designation would facilitate urban renewal initiatives for the site and prevent piecemeal redevelopment that would pre-empt optimum comprehensive redevelopment and urban restructuring.</li> <li>• The designation would facilitate the restructuring of the obsolete area of Ma Tau Kok and phasing out of the non-conforming uses (such as vehicle repair workshops), and addressing possible I/R interface problems.</li> <li>• It would also facilitate the provision of supporting government, institution and community (GIC) and open space facilities, thus addressing shortfalls in the district.</li> <li>• The DURF has been set up to advise the Government on the district-based urban renewal initiatives. Pending the Kowloon City DURF's recommendations of urban renewal proposals for the district which covers the subject site, it is appropriate to retain the "CDA" zoning in the meantime.</li> </ul>
K39 (Plan 16)	Middle part of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street, and Kowloon City Road, Ma Tau Kok, Kowloon  (Zoned "CDA(2)" on the OZP)  (0.84 ha)  (multiple ownership)	13	<ul style="list-style-type: none"> <li>• K30, K39 and K40 were originally covered by a single "CDA" zone. To meet the objections raised to the Ma Tau Kok OZP No. S/K10/8, the TPB decided to sub-divide it into 3 "CDA" zones, and the amendments were confirmed on 15.10.1999.</li> <li>• The "CDA(2)" site is under multiple ownership.</li> <li>• The latest MLP was approved by the MPC on 5.12.2003.</li> <li>• On 29.11.2007, the applicant, submitted an application for the entire "CDA(2)" site for extension of the time (EOT) for commencement of the approved development for two years. At the MPC meeting on 4.1.2008, MPC noted that since there was insufficient time for processing the application, and the planning permission for the approved scheme was lapsed on 5.12.2007, MPC agreed not to consider the application. At the TPB review hearing on 3.4.2009, the TPB decided to support the MPC's view.</li> <li>• On 5.12.2007, a set of building plans on the major portion of the "CDA(2)" site submitted by the same applicant was disapproved by the Building Authority (BA). The Building Appeal Tribunal hearing in September 2009 subsequently allowed the appeal and made a formal order to reverse the decision of the BA and ordered BA to issue written approval of the re-submitted amended building plans. As the approval of the building plans was given by the BA on 30.11.2009 and the approved building plans only covered part of the permitted development, it is considered that the approved development was not commenced before 5.12.2007 as required under the planning</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>permission. The planning permission for the approved development is regarded lapsed.</p> <ul style="list-style-type: none"> <li>The owner of the major portion of the "CDA(2)" site approached DEVB on several occasions in 2011 to discuss on a conservation proposal of the façade of the Eastern Cotton Mill within the subject site. The existing building had been demolished except portion of the façade.</li> <li>It is appropriate to retain the "CDA" zoning in the meantime.</li> </ul>
K42 (Plan 17)	<p>J/O Cheong Hang Road and Winslow Street, Hung Hom, Kowloon</p> <p>(0.47 ha)</p> <p>(single ownership)</p>	13	<ul style="list-style-type: none"> <li>Two sites are linked to form a single "CDA" so as to achieve greater flexibility in building design.</li> <li>The "CDA" designation is to facilitate redevelopment of the sites to non-residential use for screening traffic noise and existing funeral facilities.</li> <li>The "CDA" designation should be retained to ensure proper development of the site and that the environmental and visual impacts are adequately addressed.</li> </ul>
K47A (Plan 18)	<p>South of Hung Luen Road, Hung Hom, Kowloon</p> <p>(Zoned "CDA(1)" on OZP)</p> <p>(1.6 ha)</p> <p>(single ownership)</p>	11	<ul style="list-style-type: none"> <li>K47A and K47B were first zoned "CDA" on 6.4.2001 with a maximum GFA of 201,230m<sup>2</sup> and a maximum building height of 75mPD in the northern part descending to 40mPD near the waterfront. The "CDA" site was divided into "CDA(1)" (K47A) and "CDA(2)" (K47B) in 2008 on the draft Hung Hom OZP No. S/K9/21 and the OZP was approved on 5.5.2009.</li> <li>The subject "CDA(1)" site is planned for hotel, retail and public transport interchange uses and subject to a maximum plot ratio of 4, a maximum building height of 75mPD in the northern part descending to 15mPD near the waterfront, and a site coverage restriction of 80%.</li> <li>PB for the "CDA(1)" site was endorsed by the TPB on 19.6.2009.</li> <li>The "CDA(1)" site was sold by tender in December 2011. S.16 application in form of a Master Layout Plan has been received by the TPB on 16.1.2013 and is scheduled for the TPB's consideration on 15.3.2013.</li> <li>The "CDA(1)" designation should be retained to ensure proper development of the site and relevant concerns are adequately addressed.</li> </ul>
K52 (Plan 19)	<p>56 Fuk Tsun Street &amp; 1 Lime Street, Mong Kok, Kowloon (KIL 11170)</p> <p>(Zoned "CDA(1)" on OZP)</p> <p>(0.04 ha)</p>	9	<ul style="list-style-type: none"> <li>The MLP approved by the MPC on 5.12.2003 and application for EOT for commencement of development approved by Director of Planning under the delegated authority of the TPB on 5.12.2007 for 2 years until 5.12.2009, has expired.</li> <li>Lease modification has not been submitted.</li> <li>Building plans are yet to be submitted.</li> <li>The lot owner (Tung Wah Group of Hospitals)</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	(single ownership)		<p>indicated in December 2012 that they are still interested to pursue the development.</p> <ul style="list-style-type: none"> <li>Given the site is under simple ownership (i.e. it involves 1 private owner and Government land), there would be opportunities to integrate the preservation of the historical temple (Grade 3 historic building) on the site through comprehensive development. The "CDA" designation should therefore be retained.</li> </ul>
K54 (Plan 20)	<p>J/O Ma Tau Kok Road and To Kwa Wan Road (including Ming Lun Street), To Kwa Wan</p> <p>(1.86 ha)</p> <p>(multiple ownership)</p>	6	<ul style="list-style-type: none"> <li>The "CDA" site is located at the waterfront of Ma Tau Kok. It is intended for residential development with retail facilities. In view of the prominent waterfront location and to enable a continuous promenade from Ma Tau Kok/To Kwa Wan to Kai Tak, a 20m-wide promenade is required within the site for public enjoyment purpose.</li> <li>The "CDA" site is under multiple ownership. Such designation is intended to facilitate urban renewal initiatives for the site and prevent piecemeal redevelopment. The "CDA" zoning will also ensure the provision of the public waterfront promenade upon redevelopment.</li> <li>The DURF has been set up to advise the Government on the district-based urban renewal initiatives. Pending the Kowloon City DURF's recommendations of urban renewal proposals for the district which covers the subject site, it is appropriate to retain the "CDA" zoning in the meantime.</li> </ul>
K55 (Plan 21)	<p>Located on the Eastern and Western Sides of Kai Tak River in Kai Tak City Centre North, Kai Tak</p> <p>(Zoned "CDA(1)" on OZP)</p> <p>(1.77 ha)</p> <p>(Government land)</p>	5	<ul style="list-style-type: none"> <li>The "CDA (1)" site together with the "CDA(2)" site under K56 fall within Kai Tak City Centre area and they are located next to each other with the proposed Kai Tak River in between.</li> <li>The "CDA(1)" site is intended for a comprehensive office/hotel/retail development subject to a plot ratio of 10 and a max. building height of 200mPD in the east to allow for a landmark building in the City Centre and 40mPD in the west for the cascading low-rise structure. These two "CDA" sites will be developed as office, hotel and retails uses.</li> <li>Kai Tak Development is now at the implementation stage to provide necessary infrastructure to serve the development sites in phases. The "CDA" designation should be retained to realize the planning intention.</li> </ul>
K56 (Plan 21)	<p>Located on the Eastern and Western Sides of Kai Tak River in Kai Tak City Centre North, Kai Tak</p> <p>(Zoned "CDA(2)" on</p>	5	<ul style="list-style-type: none"> <li>The "CDA(2)" site together with the "CDA(1)" site under K55 above fall within the Kai Tak City Centre area and they are next to each other with the proposed Kai Tak River in between.</li> <li>The cascading low-rise structures in both "CDA" should descend from 40mPD to 15mPD towards the Kai Tak River or the curvilinear walkway.</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	OZP) (1.97ha) (Government land)		<p>Both the "CDA(2)" site and the adjacent "CDA(1)" site will be developed for office, hotel and retails uses.</p> <ul style="list-style-type: none"> <li>• Kai Tak Development is now at the implementation stage to provide necessary infrastructure to serve the development sites in phases. The "CDA" designation should be retained to realize the planning intention.</li> </ul>
TW2 (Plan 22)	North of Lai King Hill Road, Kau Wa Keng, Kwai Chung, New Territories  (5.08 ha)  (multiple ownership)	20	<ul style="list-style-type: none"> <li>• The previous planning approval (Application No. A/KC/200) expired on 12.4.2004.</li> <li>• The "CDA" zone is under multiple ownership and comprising considerable number of lots with various lot sizes with fragmented and uncoordinated piecemeal residential developments. The CDA site has poor accessibility and minimal infrastructural and utility provisions. In view of the above, maintaining the "CDA" zone is considered appropriate to avoid piecemeal redevelopment and to ensure comprehensive development of the Kau Wa Keng area incorporating the necessary transport, environmental, infrastructure and utility provisions.</li> <li>• Nevertheless, a land use review for the "CDA" zone of the site has been undertaken by PlanD in 2012. Since the site is currently without public sewer and is located close to Lai King Hill Road, Director of Environmental Protection does not support the proposed "V" zone for the site from the water quality, sewerage, air quality and traffic noise impact points of view. The review recommended that the "CDA" zoning should be retained to ensure adequate control on future development so as to address the traffic noise, air quality and sewerage problems of the area.</li> </ul>
TW23 (Plan 23)	19-31 Ma Tau Pa Road, Tsuen Wan, New Territories  (Zoned "CDA(1)" on OZP)  (0.55 ha)  (single ownership)	15	<ul style="list-style-type: none"> <li>• The site is located at the periphery of Tsuen Wan East Industrial Area. The main reason of rezoning the sites from "I" to "CDA" is to help alleviate the I/R interface problem of the area.</li> <li>• Although no development proposal has been received, the site is under single ownership and has the potential for redevelopment. As advised by Director of Environmental Protection, the site was considered not suitable for pure residential development due to environmental reasons. As such, the site should be retained as "CDA" to ensure adequate planning control on future redevelopment so as to address the I/R interface problem of the area.</li> </ul>

**“CDA” Sites with No Approved MLP and Agreed for Rezoning****(Total: 2, including K38 & K40) (Plans 24 to 25)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Progress of Rezoning
K38  (Plan 24)	Yau Tong Industrial Area (YTIA) “CDA”  (5.03 ha)  (multiple ownership)	14	<ul style="list-style-type: none"> <li>• The site was first designated on 4.9.1998. To meet objections, part of the site was rezoned “R(E)” and the proposed amendment was confirmed on 4.1.2000.</li> <li>• The “CDA” zoning for the site would facilitate the provision of public open space and GIC facilities in the development to serve the local as well as district population. It would also provide more opportunities for incorporating practical measures to mitigate the I/R interface problems. The “CDA” zoning is considered appropriate for the site taking into account the planning intention of comprehensive restructuring of the YTIA.</li> <li>• The lot owners submitted redevelopment proposals within the YTIA “CDA” zone. They were either rejected by the MPC or subsequently withdrawn by the applicants. Land assembly is one of the main concerns raised by the proponents. In considering a rezoning request submitted by some of the lot owners of the CDA site in February 2008, some TPB members suggested that PlanD might consider subdividing the CDA site into two or more smaller sites by taking into account the existing land ownership pattern to facilitate the early implementation of the redevelopment scheme.</li> <li>• In this regard, planning review on the “CDA” zone was conducted. The site is proposed to be sub-divided into small sites with appropriate zonings to facilitate comprehensive redevelopment of the area. The proposed amendments to the “CDA” zone will be submitted to the MPC for consideration in the next round of the OZP amendment.</li> </ul>
K40  (Plan 25)	Eastern portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street, and Kowloon City Road, Ma Tau Kok, Kowloon  (Zoned “CDA(3)” on OZP)  (1.45 ha)  (multiple ownership)	13	<ul style="list-style-type: none"> <li>• The “CDA(3)” site is under multiple ownership and also includes Government land. Such designation is intended to facilitate urban renewal in Ma Tau Kok and address possible I/R interface problems.</li> <li>• It is currently occupied by six factory buildings, the Hong Kong Society for the Blind Factory cum Sheltered Workshop and two GIC facilities. Given its size, the number of private lots and Government land involved (including the Kowloon Animal Management Centre on the eastern portion of the site), land assembly is an issue that impedes redevelopment.</li> <li>• To enhance the prospect of implementation, consideration has been given to sub-dividing</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Progress of Rezoning
			<p>it into smaller "CDA" sites or rezoning for residential use.</p> <ul style="list-style-type: none"> <li>• The feasibility of rezoning the Government land portion of the "CDA(3)" site for residential development is being followed up by concerned bureaux/departments. Agriculture, Fisheries and Conservation Department has been asked to expedite the relocation of the Kowloon Animal Management Centre to facilitate the residential development.</li> </ul>

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

(Total: 15, including H7, H14A, H19, H23, H29, H39, K7, K24, K26, K29, K41, TW1, TW28, TW29 & TW30) (Plans 26 to 40)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Justifications for Retention
H7 (Plan 26)	Hopewell Centre II, area to the west of Hopewell Centre bounded by Kennedy Road and Ship Street, Wan Chai, Hong Kong  (0.98 ha)  (single ownership)	27	<ul style="list-style-type: none"> <li>The latest MLP (amendment to the MLP approved on 7.1.1994) was approved on 23.6.2004.</li> <li>The developer obtained building plan approval on 26.3.2009 for a revised scheme with a reduced scale of the proposed development within the scope of Class A amendments. Land exchange for the revised scheme is being processed by LandsD.</li> <li>The “Other Specific Uses” annotated “Comprehensive Redevelopment Area” (“OU(CRA)”) designation should be retained to ensure implementation of approved MLP and fulfilment of approval conditions.</li> </ul>
H14A (Plan 27)	J/O Fook Yum Road and King Wah Road, North Point, Hong Kong  (Zoned “CDA(1)” on OZP)  (0.35 ha)  (single ownership)	29	<ul style="list-style-type: none"> <li>The site was first designated “OU(CRA)” and “OU” annotated “Open Storage, Loading &amp; Unloading Area and Service Car Parking CDA” on 26.8.1983. On 1.12.2000, it was rezoned “CDA(1)” to facilitate implementation of comprehensive development.</li> <li>On 4.9.2009, the MPC endorsed the PB for the site to provide guidance for proposed residential and office development.</li> <li>On 18.12.2009, the MPC approved with conditions a MLP for the proposed residential development (Application No. A/H8/398). The latest general building plans for the proposed development were approved by the Building Authority (BA) on 15.8.2012. The lease modification application is being processed by Lands Department (LandsD).</li> <li>Another MLP (Application No. A/H8/417) for office development with eating place, shop and services was received by the TPB on 17.8.2012. Upon the applicant’s request, the MPC on 5.10.2012 and 21.12.2012 agreed to defer a decision on the application, each for two months pending the submission of further information (FI) from the applicant. On 4.2.2013, the applicant submitted FI and the application is scheduled to be considered by MPC on 15.3.2013.</li> <li>The “CDA” designation should be retained to ensure implementation of approved MLP and approval conditions.</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
H19 (Plan 28)	Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong  (2.22 ha)  (multiple ownership)	8	<ul style="list-style-type: none"> <li>• The first MLP for a two-phased development was approved by the TPB on 19.10.1990. The site was rezoned "Commercial (1)" on 22.8.2003, but the "CDA" zoning was reverted on 9.7.2004 to partially meet an objection to the OZP.</li> <li>• Phase 1 of the development consisting of Lincoln House and Dorset House has been completed.</li> <li>• Phase 2 involves the redevelopment of three existing industrial buildings at the site, namely Cornwall House and Somerset House into Building 2A, and Warwick House into Building 2B.</li> <li>• There are 2 valid MLPs for the site (Application No. A/H21/96 approved on 9.8.1999 and Application No. A/H21/132 approved on 4.3.2011) with different designs for the Phase 2 buildings.</li> <li>• For Application No. A/H21/96, the latest building plans for Buildings 2A and 2B were approved on 6.9.1999 and 23.5.2012 respectively.</li> <li>• For Application No. A/H21/132, the latest building plans for Building 2A were approved on 14.9.2012. Building plans for Building 2B are yet to be received.</li> <li>• An application No. A/H21/132-2 for Class B amendments to the approved MLP was received by TPB on 20.11.2012. On 11.1.2013, the Director of Planning under the delegated authority of the TPB decided to defer the consideration of the application for two months as requested by the applicant. On 4.2.2013, the applicant submitted further information and the application is being processed.</li> <li>• The "CDA" designation should be retained to ensure proper implementation of Phase 2 development and approval conditions.</li> </ul>
H23 (Plan 29)	Oil Street (ex-Government Supplies Department Depot), North Point, Hong Kong  (1.17 ha)  (single ownership)	17	<ul style="list-style-type: none"> <li>• The site was designated "CDA" on 1.12.1995.</li> <li>• On 8.8.1997, the MPC approved the PB for the site to provide guidance for proposed commercial and residential development with the provision of public open space. A revised PB was endorsed by the MPC on 10.8.2007 and further updated on 23.1.2009.</li> <li>• The major development parameters of the endorsed PB have been incorporated into the land sale conditions. The site was sold on 25.8.2011.</li> <li>• A planning application (No. A/H8/414) for comprehensive hotel, residential and open space development was approved with conditions by the MPC on 24.8.2012.</li> <li>• The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
H29 (Plan 30)	Former Lingnan Campus Site at Stubbs Road, Hong Kong  (1.6 ha)  (single ownership)	13	<ul style="list-style-type: none"> <li>• The PB to guide the future development was endorsed by the MPC on 9.10.2009.</li> <li>• The major development parameters of the endorsed PB had been incorporated into the land sale conditions. The site was sold on 12.5.2011.</li> <li>• A planning application for proposed comprehensive residential development (Application No. A/H12/26) was approved by the MPC on 20.7.2012.</li> <li>• On 9.11.2012, the applicant submitted an application No. A/H12/26-1 for Class B amendments to the approved MLP. On 5.12.2012, the applicant requested the TPB to defer a decision on the application for 1 month to allow more time for preparation of further information to address departmental comments. On 18.12.2012, the Director of Planning under the delegated authority of the TPB decided to defer the consideration of the application for one month as requested by the applicant. The applicant submitted further information on 4.1.2013, 21.1.2013 and 1.2.2013, and the application was approved by the Director of Planning on 15.2.2013 under the delegated authority of the TPB.</li> <li>• The "CDA" designation should be retained to ensure proper implementation of the approved MLP and approved conditions.</li> </ul>
H39 (Plan 31)	Kai Yuen Street, North Point, Hong Kong  (1.53 ha)  (multiple ownership)	5	<ul style="list-style-type: none"> <li>• The MLP for comprehensive residential development was first approved with conditions on 14.12.2009. Application No. A/H8/401 for amendment to the MLP was approved with conditions on 12.2.2010. A s.16 application No. A/H8/401-1 for further Class B amendments to the approved development proposal was approved by the MPC on 14.1.2011.</li> <li>• The latest general building plans for Phase 1 development was approved by the BA on 29.8.2012.</li> <li>• The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
K7 (Plan 32)	Whampoa Garden, Hung Hom, Kowloon  (18.61 ha)  (multiple ownership)	9	<ul style="list-style-type: none"> <li>• The MLP for Whampoa Garden was first approved by the TPB on 19.10.1983.</li> <li>• The planning intention of the "CDA" zone is to provide residential accommodation with self-contained commercial and community facilities and open space. As all the essential proposals have been completed, it was proposed to down-zone the Whampoa Garden from "CDA" to various sub-zonings of "R(A)" and "C". The draft Hung Hom OZP No. S/K9/17, incorporating the down-zoning proposal, was gazetted on 28.4.2003.</li> <li>• During the statutory exhibition period of the draft Hung Hom OZP No. S/K9/17, strong local objections were received against the down-zoning of the Whampoa Garden mainly</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
			<p>for reasons that there was still undeveloped non-domestic GFA. The retention of the "CDA" zoning with the requirement of MLP submission would allow the TPB and resident through public consultation to have better control over the unique features and design of Whampoa Garden as a whole when any development proposal was made.</p> <ul style="list-style-type: none"> <li>• The TPB upheld the objections and the Whampoa Garden was rezoned back to "CDA". The Hung Hom OZP No. S/K9/18, incorporating the "CDA" zoning of the Whampoa Garden, was gazetted on 17.2.2004.</li> <li>• As there are no changes in the planning circumstances, the "CDA" zoning should be retained.</li> </ul>
K24 (Plan 33)	Pine Crest, Tai Po Road (NKIL 6419), Cheung Sha Wan, Kowloon  (0.22 ha)  (single ownership)	14	<ul style="list-style-type: none"> <li>• The MLP was first approved by the MPC on 27.11.1998 and its latest amendments were approved by the D of Plan under the delegated authority of the TPB on 20.7.2011.</li> <li>• Latest building plans were approved on 23.1.2013. Lease modification was executed on 18.4.2008.</li> <li>• Development is expected to be completed by 2013.</li> <li>• The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
K26 (Plan 34)	West Rail, Nam Cheong Station, South West Kowloon  (4.62 ha)  (single ownership)	14	<ul style="list-style-type: none"> <li>• The MLP (Application No. A/K20/27) for comprehensive residential and commercial development was approved by MPC on 17.12.1999. An amended MLP for comprehensive residential and commercial development (Application No. A/K20/116) was submitted in April 2011. The proposed MLP aimed to comply with the new Sustainable Building Design Guidelines and to increase the supply of small to medium-sized flats. Opportunity was also taken to make improvements to the scheme to meet the rising community aspirations. The application was approved with conditions by the MPC on 17.6.2011.</li> <li>• The land grant of the site was executed on 31.1.2012.</li> <li>• A s.16A Application (No. A/K20/116-1) for Class B Amendments to the approved scheme (No. A/K20/116) was approved with conditions by D of Plan under the delegated authority of the TPB on 16.11.2012. The s.16A Application seeks to refine the development scheme in accordance with building regulations and other technical requirements. Major amendments include building form and disposition adjustments, increase in number of units and increase in carparking spaces.</li> <li>• A planning application for amendments to the approved scheme (Application No. A/K20/119) mainly related to the Landscape Master Plan and tree preservation proposal was</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
			<p>submitted on 14.1.2013. The application was approved with conditions by MPC on 1.3.2013.</p> <ul style="list-style-type: none"> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
K29 (Plan 35)	<p>Guangzhou – Shenzhen – Hong Kong Express Rail Link (XRL), West Kowloon Terminus</p> <p>Area bounded by Lin Cheung Road, Jordan Road and Road D1, adjacent to Austin Station, West Kowloon Reclamation, Kowloon</p> <p>(Zoned "CDA(1)" on OZP)</p> <p>(5.88 ha)</p> <p>(Government land)</p>	15	<ul style="list-style-type: none"> <li>This site is surrounded by major roads and located in the middle of several major developments including the Airport Railway Kowloon Station, West Rail Austin Station and the proposed West Kowloon Cultural District.</li> <li>A Traffic Impact Assessment was completed by CEDD in May 2008 on behalf of PlanD to examine the traffic impact if the site is developed largely for office use. It was found that pure office/commercial use within the site would generate insignificant traffic impact when compared with the planned "CDA" uses (a combination of both domestic and non-domestic uses) as stipulated on the previous OZP.</li> <li>On 29.5.2009, the site was rezoned "CDA(1)" on the draft South West Kowloon OZP No. S/K20/23, incorporating a maximum PR of 5 for 'office/commercial' uses only, and maximum building height restrictions ranging from 90 mPD to 115mPD.</li> <li>The PB for the future development above West Kowloon Terminus (WKT) of the Express Rail Link at the site was approved on 4.12.2009.</li> <li>The MLP for topside office/commercial development was approved with conditions by the MPC on 7.5.2010.</li> <li>Building plans for the proposed topside development were approved on 9.11.2011.</li> <li>While the WKT is expected to be completed by 2015, topside development is expected to be completed in phases between 2018 and 2020, subject to land disposal strategies yet to be finalised.</li> <li>The "CDA" designation should be retained to ensure implementation of approved MLP and fulfilment of approval conditions.</li> </ul>
K41 (Plan 36)	<p>35 Clear Water Bay Road, Ngau Chi Wan, Kowloon</p> <p>(2.17 ha)</p> <p>(multiple ownership)</p>	13	<ul style="list-style-type: none"> <li>The MLP was first approved with conditions by MPC on 3.2.2006. Application for extension of time for commencement of development and minor amendments to the approved scheme (A/K12/34-2) was approved on 3.2.2010 for 3 years until 3.2.2013.</li> <li>Detailed design of the development to comply with approval conditions is underway.</li> <li>Building plans for the proposed development were approved on 27.5.2011.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
TW1 (Plan 37)	<p>J/O Kwok Shui Road and Cheung Wing Road, Kwai Chung, New Territories</p>	20	<ul style="list-style-type: none"> <li>The MLP was first approved by the MPC on 17.3.2000 and an application for minor amendment to the approved MLP was approved by DPO/TWK on 19.1.2005 under delegated authority.</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
	(1.23 ha)  (single ownership)		<ul style="list-style-type: none"> <li>• Approval conditions are yet to be complied with.</li> <li>• The existing soy sauce factory on the site is still in operation.</li> <li>• The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> <li>• Planning applications Nos. A/KC/241-1 for proposed hotel and service apartments with shops and services (retail/commercial) and A/KC/369 for proposed hotel and flats with shop and services (retail/commercial) uses were received on 26.5.2011 and 4.5.2011 respectively. Both applications were subsequently withdrawn on 19.1.2012.</li> <li>• On 20.4.2012, the draft Kwai Chung OZP No. S/KC/26 incorporating building height (BH) restrictions to various zones including a max. BH restriction of 120mPD imposed on the subject site was gazetted. The owner of the site submitted a representation proposing to relax the BH restriction of the whole "CDA" site to 169mPD as approved under previous application and General Building Plans. On 12.10.2012, the TPB decided not to uphold the representation.</li> <li>• On 11.1.2013, Tung Chun Company Ltd. (the applicant) submitted a judicial review (JR) application against TPB's decision made on 12.10.2012 not to uphold the applicant's representation. The grounds of the JR mainly include error of law; disregard the applicant's legitimate expectation; irrationality in the building height concept, air ventilation assessment, visual assessment and minor relaxation provision; and procedural impropriety. The applicant requested, among others, to quash the building height restriction imposed on the subject site and an interim stay of submission of the OZP to the Chief Executive in Council for approval pending the determination of the JR. On 5.2.2013, the Court of First Instance granted leave to the JR and the interim stay of the OZP.</li> </ul>
TW28  (Plan 38)	West Rail, Tsuen Wan West Station, Site TW5, Tsuen Wan, New Territories  (5.93 ha)  (multiple ownership)	14	<ul style="list-style-type: none"> <li>• The MLP was first approved by the MPC on 14.1.2000 (Application No. A/TW/280) for commercial and residential development above West Rail Tsuen Wan West Station.</li> <li>• Building plans for the proposed commercial and residential development was approved by the BA on 17.11.2010 (Bayside) and 23.11.2010 (Cityside).</li> <li>• The planning Application No. A/TW/423 for amendments to the approved MLP was approved on 17.6.2011. An application No. A/TW/423-1 for Class B amendments to the approved MLP was approved by the D of Plan under the delegated authority of the TPB on 27.11.2012.</li> <li>• The Mass Transit Railway Corporation Limited (MTRCL) tendered the development sites (Bayside and Cityside portions) in January and</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
			<p>August 2012. The Cityside portion was awarded to Chinachem Group's subsidiary company and the Bayside portion was awarded to Cheung Kong (Holdings) Limited.</p> <ul style="list-style-type: none"> <li>• Land Grant applications for the Cityside and Bayside portions were executed on 19.4.2012 and 20.11.2012 respectively.</li> <li>• The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
TW29 (Plan 39)	<p>West Rail, Tsuen Wan West Station, Site TW7, Tsuen Wan, New Territories</p> <p>(2.40 ha)</p> <p>(multiple ownership)</p>	14	<ul style="list-style-type: none"> <li>• The MLP was first approved by the MPC on 17.8.2001 (No. A/TW/373).</li> <li>• The planning Application No. A/TW/373-1 for Class B amendments to the approved MLP was approved on 24.7.2009.</li> <li>• An application No. A/TW/434 for amendments to the approved scheme and minor relaxation of the maximum non-domestic plot ratio restriction (for inclusion of 1,535m<sup>2</sup> non-domestic GFA for facilities of the covered drainage area, the 24-hour pedestrian walkway and the G/F covered pedestrian link in the proposed development) was approved by the MPC on 6.7.2012.</li> <li>• Building plans for the subject development were approved by the BA on 18.5.2010 with the latest set of building plans approved on 7.7.2011.</li> <li>• Land Grant application was executed in December 2008.</li> <li>• Development is under construction and is expected to be completed by 2014.</li> <li>• The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance of all approval conditions.</li> </ul>
TW30 (Plan 40)	<p>West Rail, Tsuen Wan West Station, Site TW6, Tsuen Wan, New Territories</p> <p>(1.39 ha)</p> <p>(multiple ownership)</p>	14	<ul style="list-style-type: none"> <li>• The MLP was first approved by the MPC on 31.3.2000.</li> <li>• The planning application No. A/TW/284-1 for extension of time for commencement of approved development was approved by the MPC on 17.2.2006.</li> <li>• The latest planning application No. A/TW/430 for proposed comprehensive residential development and public sports centre (amendments to an approved scheme) was approved with conditions by the MPC on 10.2.2012.</li> <li>• Land grant application was approved by the Tsuen Wan and Kwai Tsing District Lands Conference on 12.9.2012. The MTRCL invited expressions of interest for the proposed development at the Site TW6 on 6.12.2012. The site was sold in January 2013.</li> <li>• The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance of all approval conditions.</li> </ul>

**“CDA” Site with Approved MLP and Agreed for Rezoning**

(Total: 1, H14B) (Plan 41)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Progress of Rezoning
H14B  (Plan 41)	23 Oil Street, North Point, Hong Kong  (Zoned “CDA(1)” on OZP)  (0.34 ha)  (single ownership)	29  (The site was first designated “OU(CRA)” and “OU” annotated “Open Storage, Loading & Unloading Area and Service Car Parking” on 26.8.1983. On 1.12.2000, it was rezoned “CDA(1)” to facilitate implementation of comprehensive development.)	<ul style="list-style-type: none"> <li>• The latest MLP was approved by the MPC on 10.6.2005.</li> <li>• The hotel development has been completed with OP issued by the BA on 5.12.2008.</li> <li>• On 19.3.2010, the MPC agreed in principle to rezone the site to reflect the hotel use. Due to resumption of the northern part of the site for the Central-Wanchai Bypass project, the MPC on 4.3.2011 agreed to delete/vary the approval conditions relating to the resumed area. In July 2011, it is found that all approval conditions have been fully complied with. The site will be rezoned “C” to reflect the planning intention for the site and the hotel use in the next round of OZP amendment.</li> </ul>

**List of “CDA” Sites with Approved MLP and Proposed for Rezoning****(Total: 2, including K11 & K14) (Plans 42 to 43)**

<b>Site Ref. No.</b>	<b>Location (Site Area)</b>	<b>No. of Years Designated “CDA”</b>	<b>Justifications for Rezoning</b>
K11 (Plan 42)	Airport Railway Kowloon Station, West Kowloon Reclamation, Kowloon  (13.54 ha)  (multiple ownership)	20	<ul style="list-style-type: none"> <li>• The MLP was first approved by the MPC on 15.7.1994 and its latest MLP was approved by the MPC on 29.7.2005.</li> <li>• Lease was executed in December 2000.</li> <li>• General building plans for all packages approved. Developments on site have been completed.</li> <li>• All the approval conditions were found to have been complied with in January 2012. The site would be rezoned to reflect the residential and commercial uses in next round of OZP amendments.</li> </ul>
K14 (Plan 43)	Former Marine Police Headquarters at Salisbury Road, Tsim Sha Tsui, Kowloon  (1.17 ha)  (single ownership)	19	<ul style="list-style-type: none"> <li>• The lease was executed on 12.6.2003.</li> <li>• The MLP was first approved by the MPC on 30.1.2004 and its latest MLP was approved by the MPC on 11.11.2005.</li> <li>• The proposed development was completed in early 2009 with Occupation Permit (OP) issued on 9.2.2009. All approval conditions were found to have been complied with in April 2012.</li> <li>• The site would be rezoned to reflect the completed hotel and commercial development and the historical value of the site in next round of OZP amendments.</li> </ul>

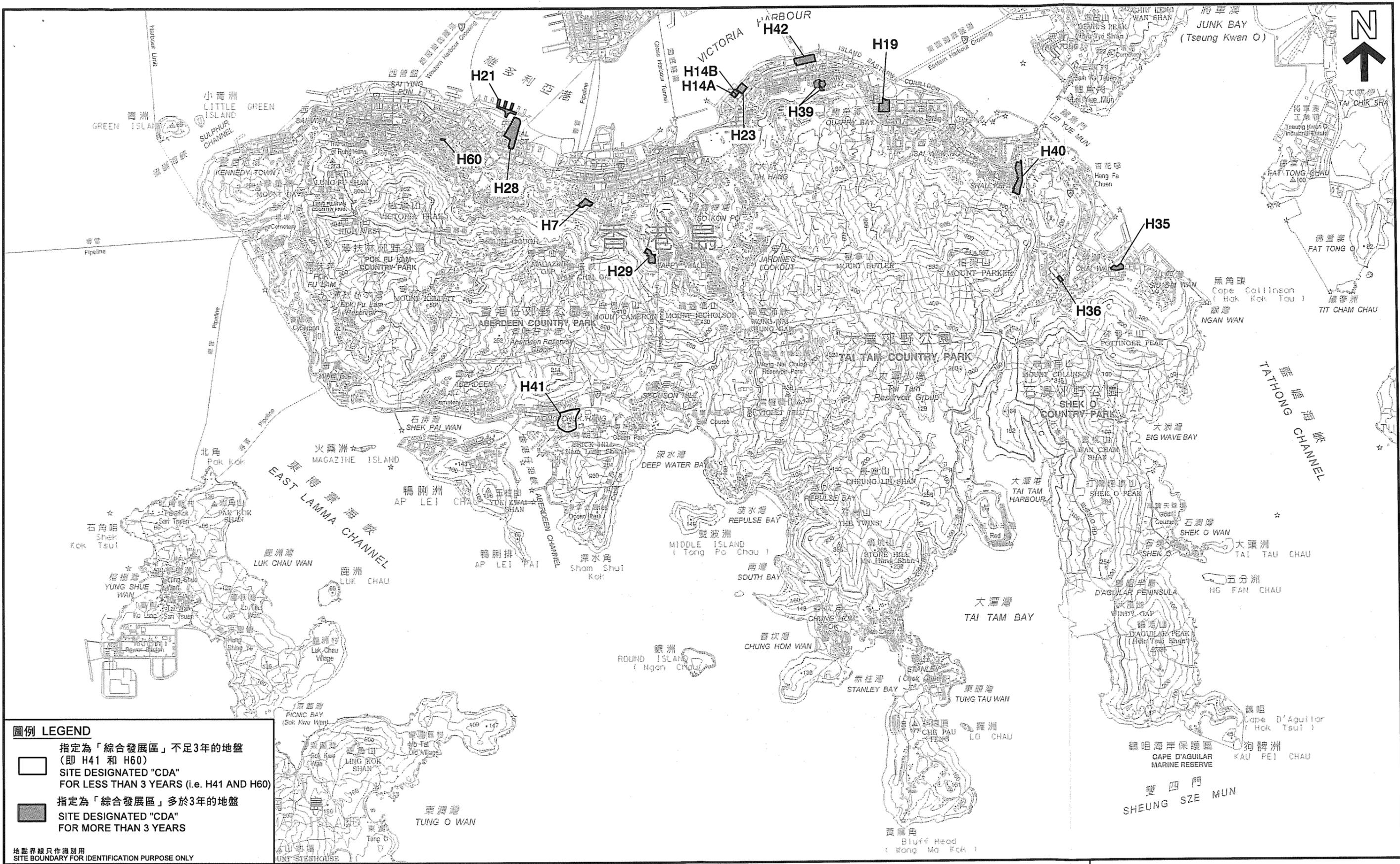
**List of “CDA” Site with Approved MLP and Potential for Rezoning**

(Total: 4, including K17, K34, K47B &amp; TW26) (Plans 44 to 47)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
K17  (Plan 44)	Ex-KMB Lai Chi Kok Bus Depot, 1 Po Lun Street, Lai Chi Kok, Kowloon  (1.30 ha)  (multiple ownership)	19	<ul style="list-style-type: none"> <li>• The site is held under unrestricted lease. No lease modification is required. The approval conditions cannot be specified under the lease.</li> <li>• The MLP for the comprehensive residential and commercial development (known as Manhattan Hill) was first approved by the MPC on 6.2.1998.</li> <li>• Occupation Permit for Manhattan Hill was issued on 12.12.2006.</li> <li>• The pedestrian footbridge connecting the development with the adjacent bus terminus and MTR Station under approval condition has been completed and opened to the public.</li> <li>• An amendment to an approved scheme for hotel development at the existing KMB Headquarters Building within the “CDA” site (Application No. A/K16/31) was approved with conditions by the MPC on 5.9.2008. The planning permission lapsed on 6.9.2012 as there was no commencement of development.</li> <li>• Application No. A/K16/37 for proposed eating place, office, shop and services at 7/F to 9/F of the KMB Headquarters Building was approved with conditions by the MPC on 22.7.2011. Approval condition (c) regarding provision of fire service installations has been discharged on 15.11.2011. Up to present, approval conditions (a) and (b) regarding the submission and implementation of revised MLP and SIA have only been partially complied with.</li> <li>• After the full compliance with the approval conditions, the CDA site’s potential for rezoning to reflect the development at Manhattan Hill and the KMB Headquarters Building should be assessed.</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
K34 (Plan 45)	Junction of South of Proposed Inverness Road Extension and West of Junction Road, Kowloon Tong, Kowloon  (1.24 ha)  (single ownership)	15	<ul style="list-style-type: none"> <li>• The MLP was first approved by the MPC on 21.2.2003 and its latest amendments were approved on 1.4.2005 for public housing and school developments. The school development has been completed.</li> <li>• In mid-2008, the Committee of Housing Development agreed to return the residential portion of the subject "CDA" site to the Government for private residential development in view of its prime location in the Kowloon Tong area.</li> <li>• The revised PB for the private residential development within the "CDA" zone was agreed by the MPC on 24.7.2009.</li> <li>• The residential portion of the "CDA" zone was sold on 3.11.2010.</li> <li>• On 15.4.2011, MLP for residential development within the "CDA" site was approved by the MPC with conditions. Building plans for the proposed development were approved on 25.5.2011.</li> <li>• Construction of the proposed development is in progress. Compliance of approval conditions is at an advance stage. Upon completion of the development, there is potential to rezone the site to appropriate zoning.</li> </ul>
K47B (Plan 46)	J/O Hung Luen Road and Kin Wan Street, Hung Hom, Kowloon  (Zoned "CDA(2)" on OZP)  (1.4 ha)  (single ownership)	11	<ul style="list-style-type: none"> <li>• K47A and K47B were first zoned "CDA" on 6.4.2001 with a max. GFA of 201,230m<sup>2</sup> and a max. building height of 75mPD in the northern part descending to 40mPD near the waterfront. The "CDA" was divided into "CDA(1)" (K47A) and "CDA(2)" (K47B) in 2008 on the draft Hung Hom OZP No. S/K9/21 and the OZP was approved on 5.5.2009.</li> <li>• The subject "CDA(2)" site is planned for office and retail uses and subject to a maximum plot ratio of 4, a max. building height of 75mPD in the northern part descending to 40mPD near the waterfront, and a site coverage restriction of 60%.</li> <li>• PB for the "CDA(2)" site was endorsed by the TPB on 19.6.2009.</li> <li>• The "CDA(2)" site was sold in August 2011. On 20.4.2012, a MLP (Application No. A/K9/247) was approved with conditions by the MPC.</li> <li>• Compliance of approval conditions and building plan submission are at an advance stage. Upon completion of the proposed development, there is potential to rezone it to appropriate zoning.</li> </ul>
TW 26 (Plan 47)	TWIL 5 and Lot 429 in DD 399, Ting Kau, New Territories  (Zoned "CDA(1)" on OZP)	15	<ul style="list-style-type: none"> <li>• The MLP was first approved by the MPC on 3.7.1998 and its latest MLP was approved by the MPC on 7.3.2005 for hotel development.</li> <li>• The hotel development has been completed. OP was issued on 10.10.2006. TWIL 5 is held under a virtually unrestricted lease, so</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
	(0.64 ha)  (single ownership)		<p>the approval conditions cannot be included in the lease.</p> <ul style="list-style-type: none"> <li>• With the exception of the design and provision of a pedestrian access (PA) to the reclamation area next to Lido Beach, all planning approval conditions have been complied with. To comply with the remaining approval condition for the PA, the applicant would submit the detailed design proposal of the PA in mid-2013 for the consideration of the Director of Leisure and Cultural Services, after a 3-month site investigation of the concerned slope features for finalising the alignment and design of the PA. As such, the site has potential for rezoning to reflect the hotel use upon full compliance of the outstanding approval condition.</li> </ul>



**圖例 LEGEND**

指定為「綜合發展區」不足3年的地盤  
(即 H41 和 H60)  
SITE DESIGNATED "CDA"  
FOR LESS THAN 3 YEARS (i.e. H41 AND H60)

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

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

本摘要圖於2013年2月22日擬備，  
所根據的資料為地圖組別HM50C  
EXTRACT PLAN PREPARED ON 22.2.2013  
BASED ON MAP SERIES HM50C

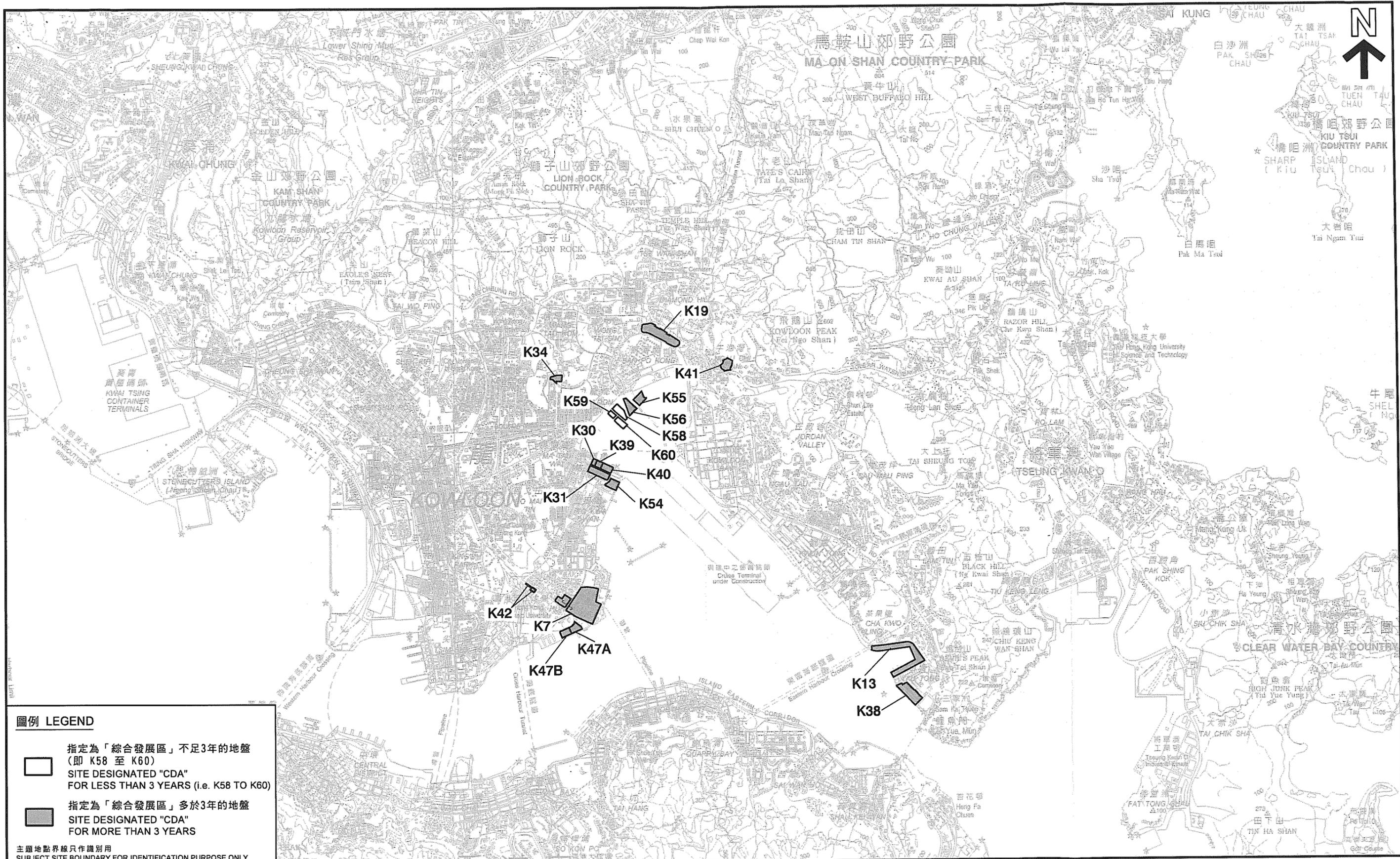
**位置圖 LOCATION PLAN**  
**香港區綜合發展區地盤**  
**COMPREHENSIVE DEVELOPMENT AREA SITES IN HONG KONG DISTRICT**

SCALE 1 : 50 000 比例尺

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/UR/13/1

圖 PLAN  
1



**圖例 LEGEND**

指定為「綜合發展區」不足3年的地盤  
(即 K58 至 K60)  
SITE DESIGNATED "CDA"  
FOR LESS THAN 3 YEARS (i.e. K58 TO K60)

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

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

本摘要圖於2013年2月22日擬備，  
所根據的資料為地圖組別HM50C  
EXTRACT PLAN PREPARED ON 22.2.2013  
BASED ON MAP SERIES HM50C

**位置圖 LOCATION PLAN**

**九龍區綜合發展區地盤**

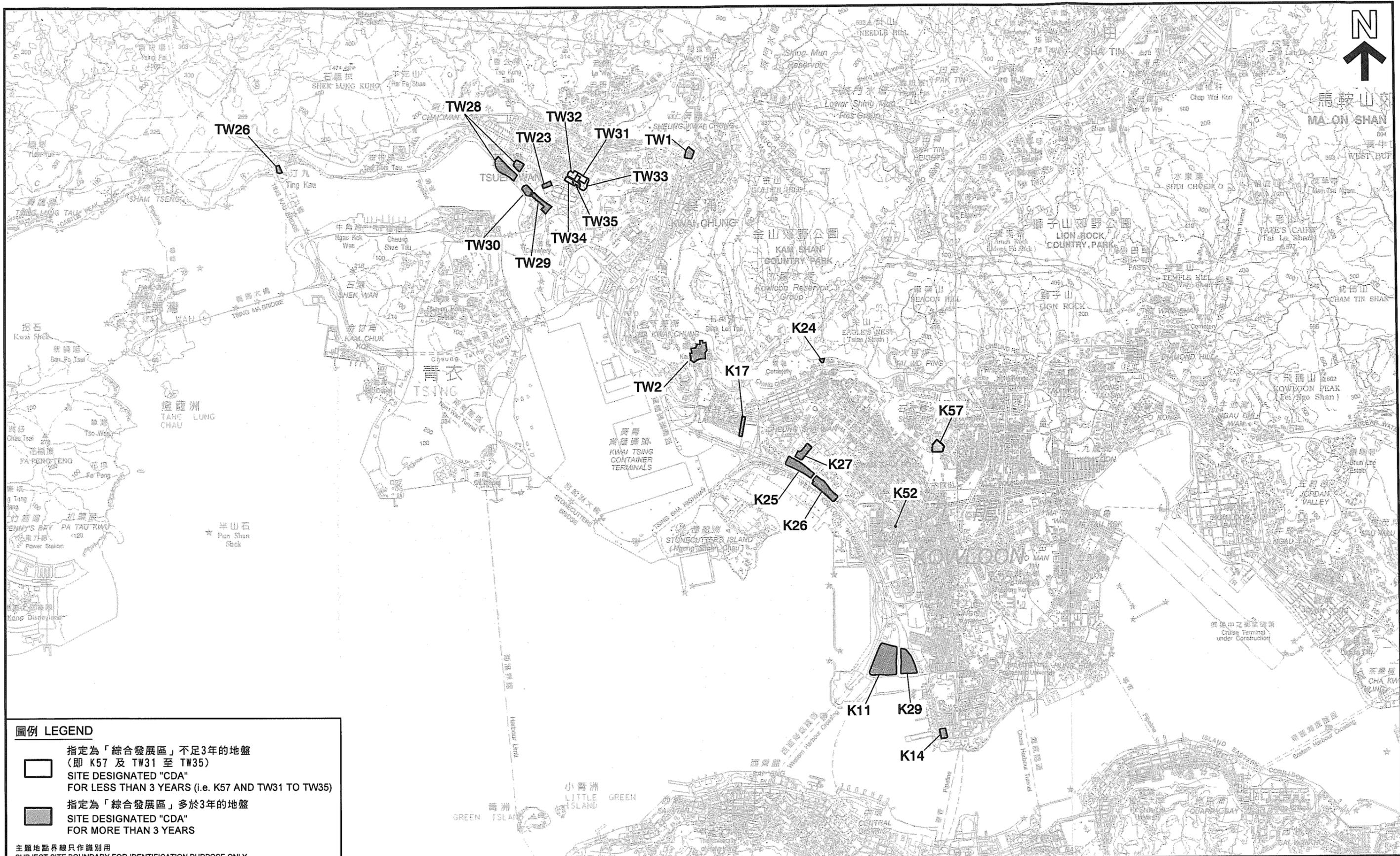
**COMPREHENSIVE DEVELOPMENT AREA SITES IN KOWLOON DISTRICT**

SCALE 1: 50 000 比例尺

**規劃署**  
**PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
M/UR/13/2

**圖 PLAN**  
2



**圖例 LEGEND**

指定為「綜合發展區」不足3年的地盤  
(即 K57 及 TW31 至 TW35)  
SITE DESIGNATED "CDA"  
FOR LESS THAN 3 YEARS (i.e. K57 AND TW31 TO TW35)

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

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

本摘要圖於2013年2月22日擬備，  
所根據的資料為地圖組別HM50C  
EXTRACT PLAN PREPARED ON 22.2.2013  
BASED ON MAP SERIES HM50C

**位置圖 LOCATION PLAN**

**荃灣、葵青和西九龍區綜合發展區地盤**

**COMPREHENSIVE DEVELOPMENT AREA SITES**

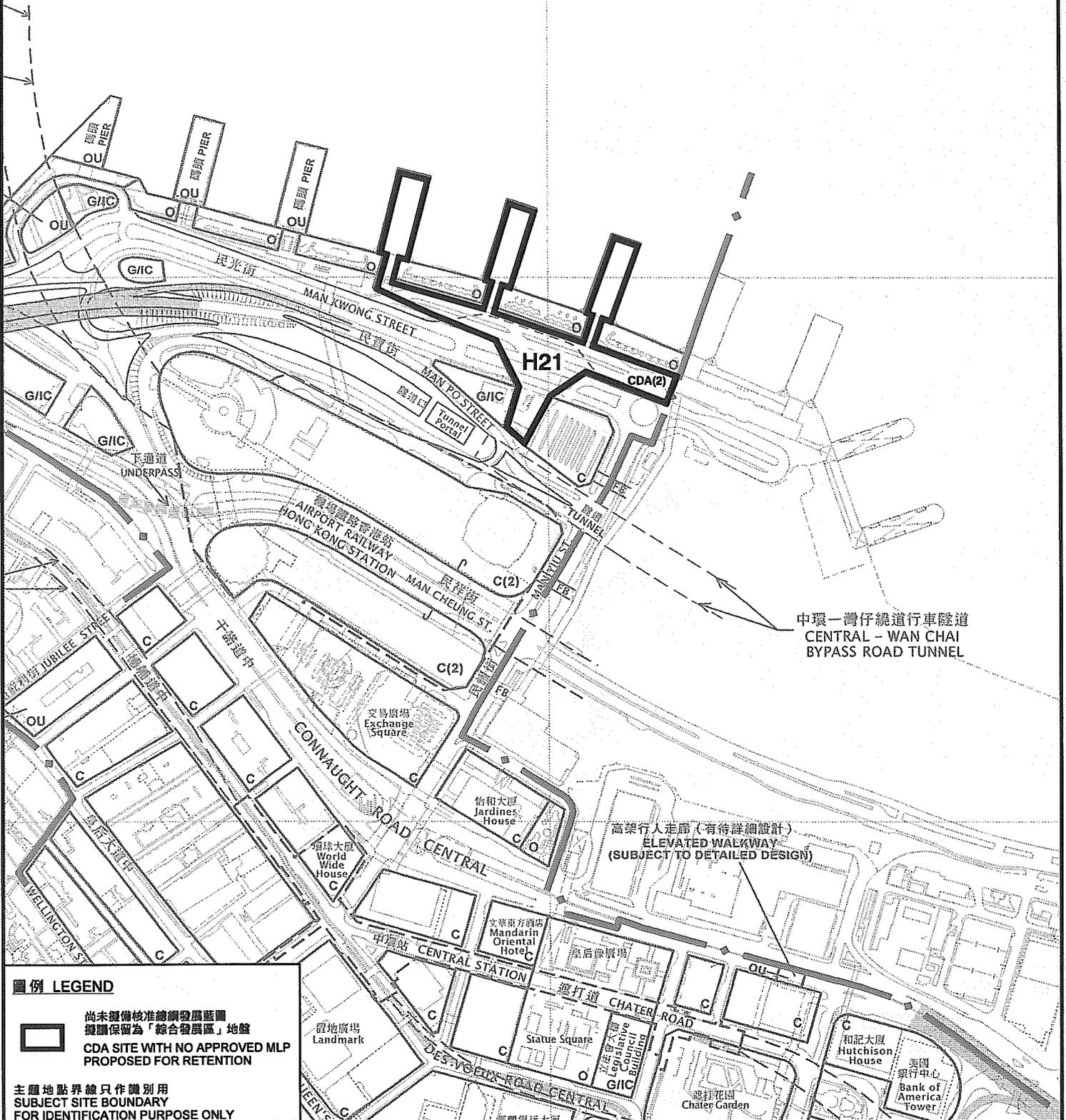
**IN TSUEN WAN, KWAI TSING AND WEST KOWLOON DISTRICT**

SCALE 1 : 50 000 比例尺

**規劃署**  
**PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
M/UR/13/3

**圖 PLAN**  
3



中環—灣仔繞道行車隧道  
CENTRAL - WAN CHAI  
BYPASS ROAD TUNNEL

高架行人走廊 (有待詳細設計)  
ELEVATED WALKWAY  
(SUBJECT TO DETAILED DESIGN)

**圖例 LEGEND**

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

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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2010年7月16日  
展示的分區計劃大綱圖編號S/H4/13  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/H4/13 EXHIBITED ON 16.7.2010

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 H21  
香港中環  
綜合發展包括4、5和6號碼頭

CDA SITE REF. No. H21  
COMPREHENSIVE DEVELOPMENT  
INCLUDING PIERS No. 4, 5, AND 6  
CENTRAL, HONG KONG

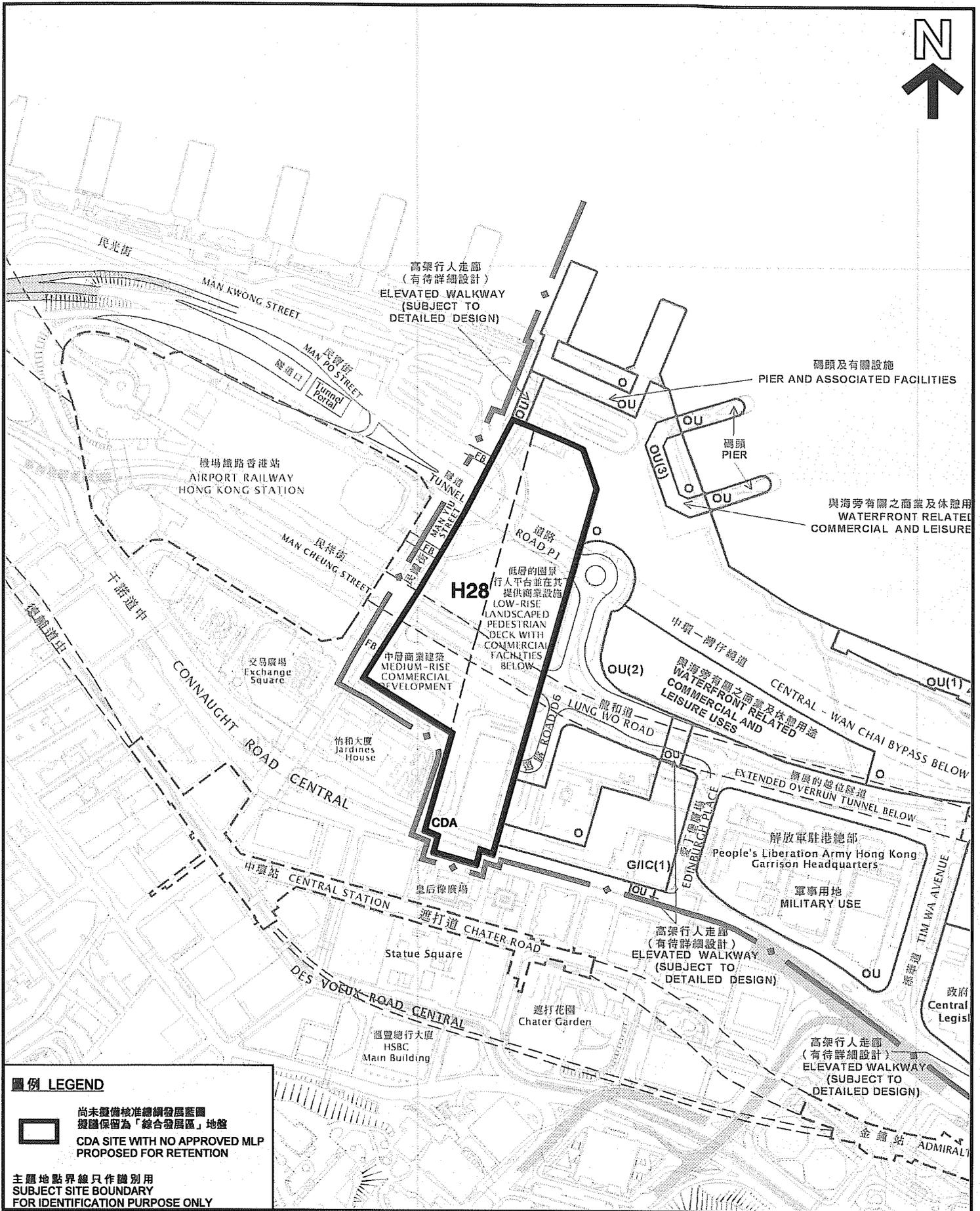
SCALE 1:5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/13/4

圖 PLAN  
4



**圖例 LEGEND**



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

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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2013年2月15日  
展示的分區計劃大綱圖編號S/H24/8  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/H24/8 EXHIBITED ON 15.2.2013

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 H28  
香港中環填海第3期  
鄰近民耀街

CDA SITE REF. No. H28  
ADJACENT TO MAN YIU STREET  
CENTRAL RECLAMATION PHASE III  
HONG KONG

SCALE 1 : 5 000 比例尺

規劃署  
**PLANNING  
DEPARTMENT**

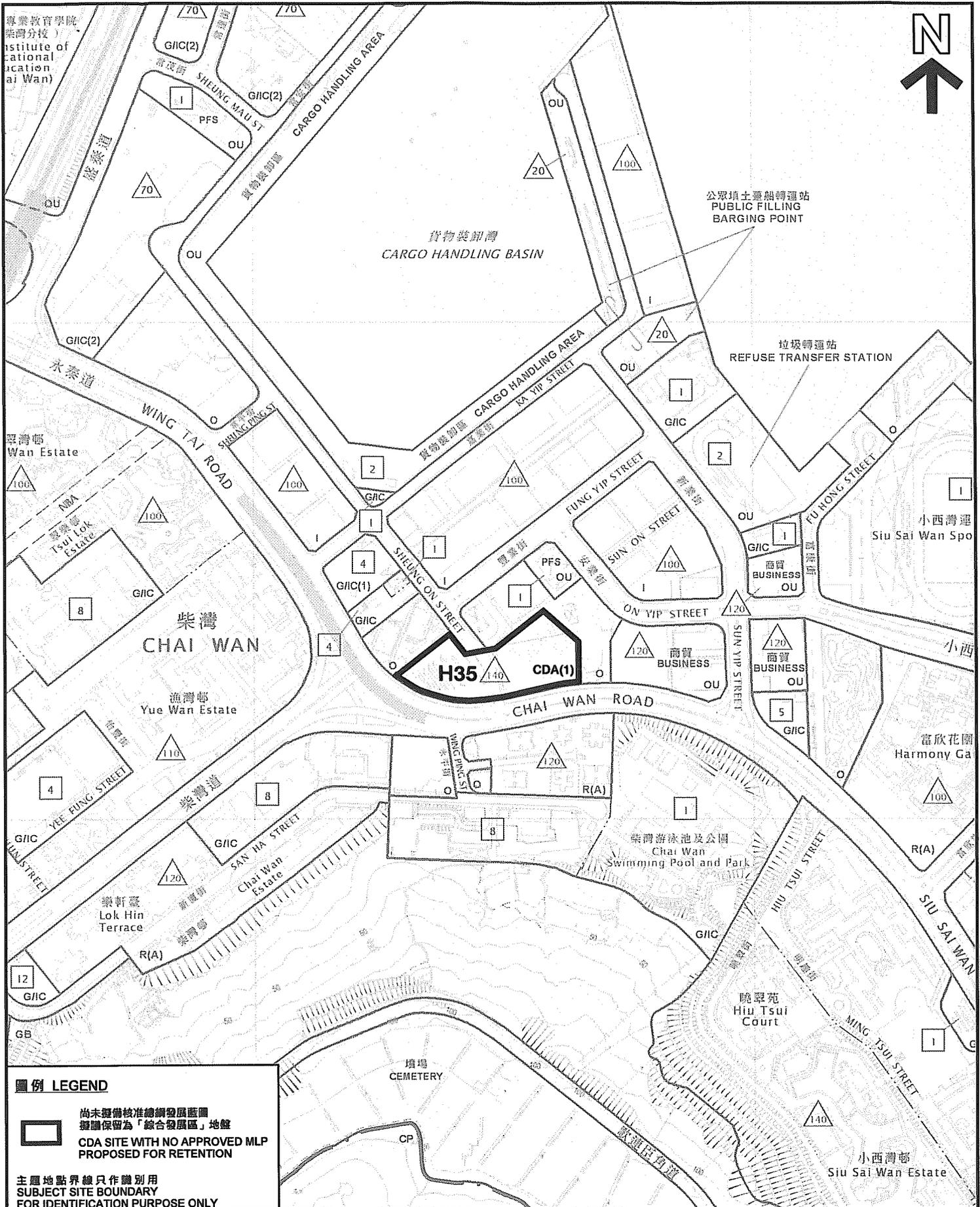


參考編號  
REFERENCE No.

M/UR/13/6

圖 PLAN

5



**圖例 LEGEND**



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

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

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 H35  
香港柴灣柴灣道地盤

CDA SITE REF. No. H35  
SITE AT CHAI WAN ROAD  
CHAI WAN, HONG KONG

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2013年2月5日  
核准的分區計劃大綱圖編號S/H20/21

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/H20/21 APPROVED ON 5.2.2013

規劃署  
**PLANNING  
DEPARTMENT**



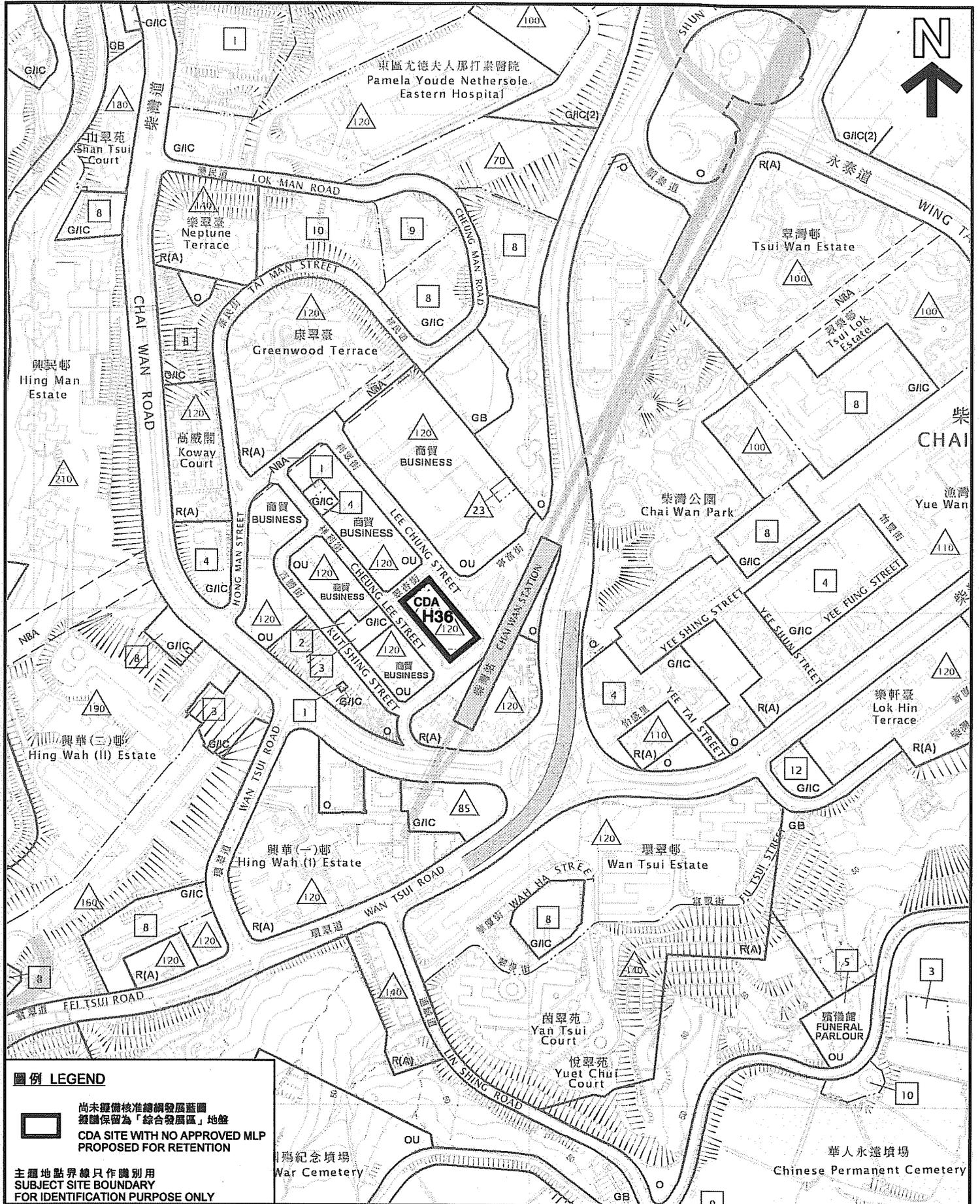
參考編號  
REFERENCE No.

M/UR/13/8

圖 PLAN

6

SCALE 1 : 5 000 比例尺



**圖例 LEGEND**

 尚未經審核准許發展區圖  
擬保留為「綜合發展區」地盤  
CDA SITE WITH NO APPROVED MLP  
PROPOSED FOR RETENTION

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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2013年2月5日  
核准的分區計劃大綱圖編號S/H20/21  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/H20/21 APPROVED ON 5.2.2013

**平面圖 SITE PLAN**  
綜合發展區地盤參考編號 H36  
香港柴灣  
接連柴灣地鐵站以西的地盤  
CDA SITE REF. No. H36  
SITE TO THE IMMEDIATE WEST OF THE  
MTR CHAI WAN STATION  
CHAI WAN, HONG KONG

SCALE 1 : 5 000 比例尺

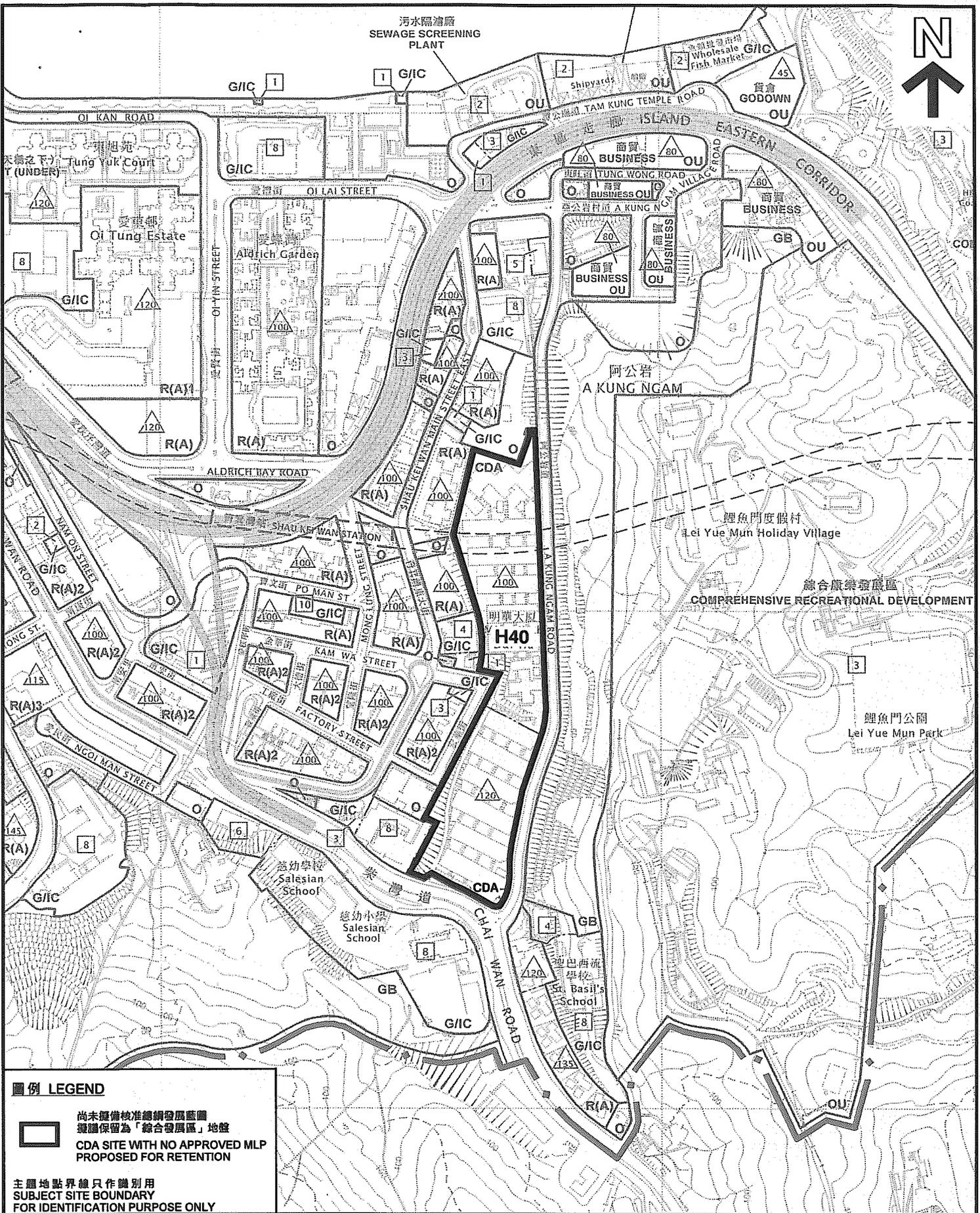
**規劃署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
REFERENCE No.  
M/UR/13/9

**圖 PLAN**  
7

污水隔濾廠  
SEWAGE SCREENING  
PLANT



**圖例 LEGEND**



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

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

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 H40  
香港筲箕灣亞公岩道1-25號

CDA SITE REF. No. H40  
1-25 A KUNG NGAM ROAD,  
SHAU KEI WAN, HONG KONG

SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/UR/13/10

圖 PLAN

8

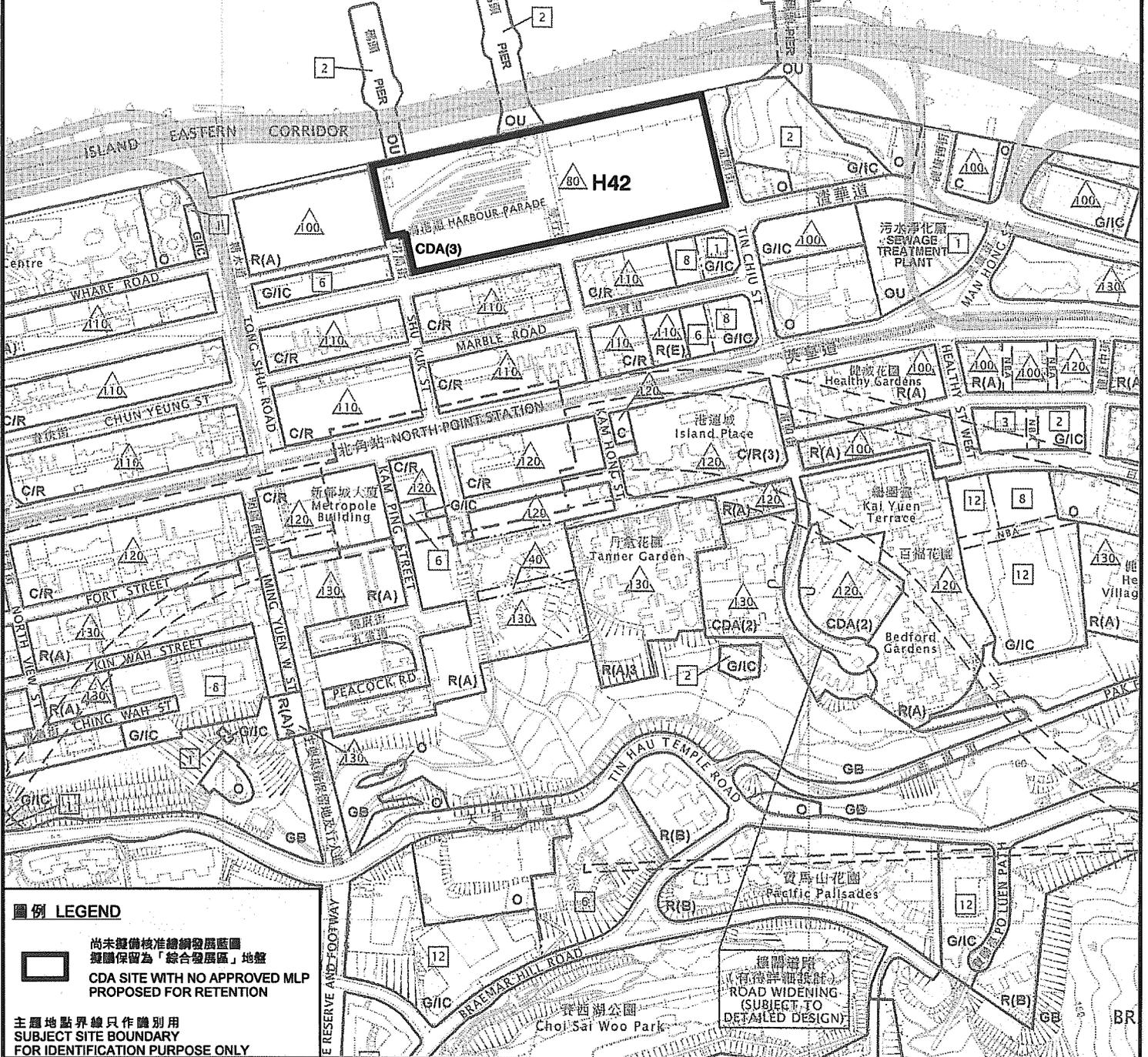
本摘要圖於2013年3月8日擬備，  
所根據的資料為於2009年12月8日  
核准的分區計劃大綱圖編號S/H9/16  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
SH9/16 APPROVED ON 8.12.2009



北角(東)渡輪碼頭  
North Point (East)  
Ferry Pier

北角(西)渡輪碼頭  
North Point (West)  
Ferry Pier

北角汽車渡輪碼頭  
North Point  
Vehicular Ferry Pier



**圖例 LEGEND**

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

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

擴闊道路  
(有待詳細設計)  
ROAD WIDENING  
(SUBJECT TO  
DETAILED DESIGN)

本摘要圖於2013年3月8日擬備，  
 所根據的資料為於2010年11月30日  
 核准的分區計劃大綱圖編號S/H8/24

EXTRACT PLAN PREPARED ON 8.3.2013  
 BASED ON OUTLINE ZONING PLAN No.  
 S/H8/24 APPROVED ON 30.11.2010

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 H42  
 香港北角  
 前北角邨

CDA SITE REF. No. H42  
 EX-NORTH POINT ESTATE, NORTH POINT  
 NORTH POINT, HONG KONG

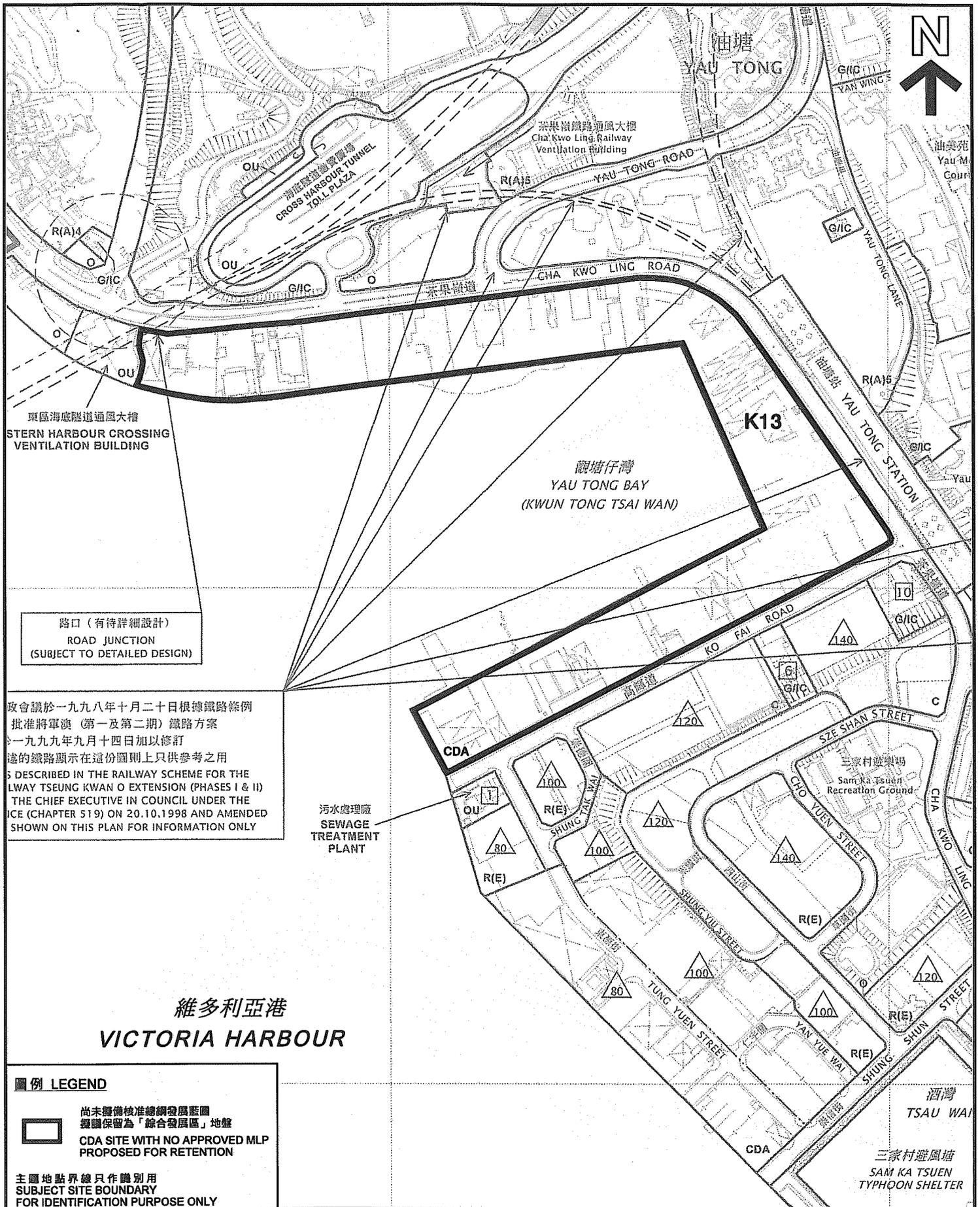
SCALE 1 : 5 000 比例尺

**規劃署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
 REFERENCE No. **M/UR/13/47**

圖 **PLAN**  
**9**



東區海底隧道通風大樓  
STERN HARBOUR CROSSING  
VENTILATION BUILDING

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

政會議於一九九八年十月二十日根據鐵路條例  
批准將軍澳 (第一及第二期) 鐵路方案  
於一九九九年九月十四日加以修訂  
上述的鐵路顯示在這份圖則上只供參考之用  
AS DESCRIBED IN THE RAILWAY SCHEME FOR THE  
LWAY TSEUNG KWAN O EXTENSION (PHASES I & II)  
THE CHIEF EXECUTIVE IN COUNCIL UNDER THE  
ICE (CHAPTER 519) ON 20.10.1998 AND AMENDED  
SHOWN ON THIS PLAN FOR INFORMATION ONLY

污水處理廠  
SEWAGE  
TREATMENT  
PLANT

維多利亞港  
VICTORIA HARBOUR

圖例 LEGEND

 尚未獲得核准轉發展區圖  
撥歸保留為「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 K13  
九龍油塘灣  
以茶果嶺道、高輝道和維多利亞港為界線  
CDA SITE REF. No. K13  
AREA BOUNDED BY CHA KWO LING ROAD,  
KO FAI ROAD AND VICTORIA HARBOUR  
YAU TONG BAY, KOWLOON

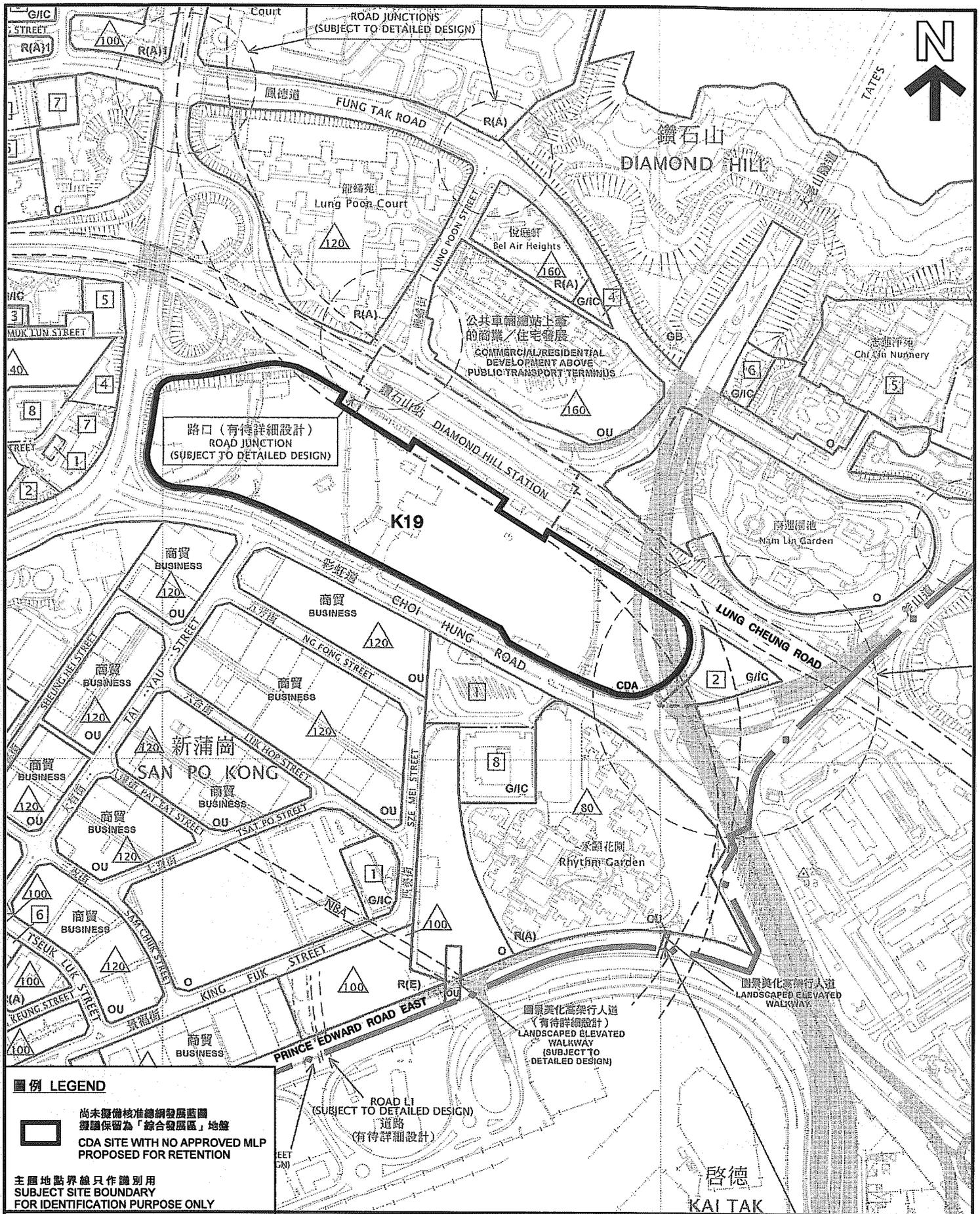
SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/13/11

圖 PLAN  
10



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

公共運輸總站上蓋  
的商業/住宅發展  
COMMERCIAL/RESIDENTIAL  
DEVELOPMENT ABOVE  
PUBLIC TRANSPORT TERMINUS

園景美化高架行人道  
(有待詳細設計)  
LANDSCAPED ELEVATED  
WALKWAY  
(SUBJECT TO  
DETAILED DESIGN)

**圖例 LEGEND**



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

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

ROAD L1  
(SUBJECT TO DETAILED DESIGN)  
道路  
(有待詳細設計)

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K19  
以九龍鑽石山的彩虹道和龍翔道為界線

CDA SITE REF. No. K19  
AREA BOUNDED BY CHOI HUNG ROAD  
AND LUNG CHEUNG ROAD IN DIAMOND HILL  
KOWLOON

SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

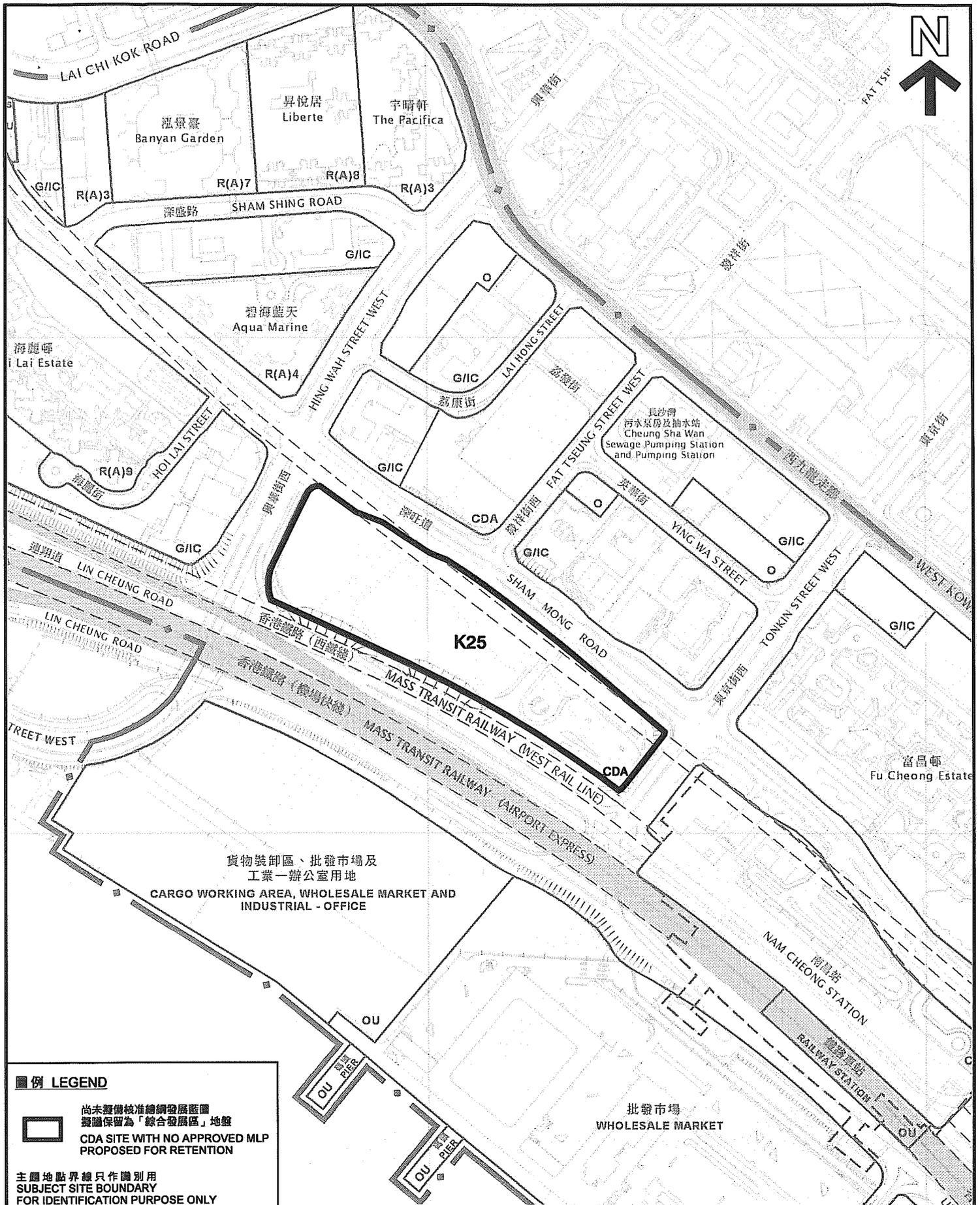
M/UR/13/12

圖 PLAN

11

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2010年1月12日  
核准的分區計劃大綱圖編號S/K11/25

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K11/25 APPROVED ON 12.1.2010



**圖例 LEGEND**

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

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

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K25  
西南九龍深旺道以南和興華街西以東

CDA SITE REF. No. K25  
SOUTH OF SHAM MONG ROAD  
AND EAST OF HING WAH STREET WEST  
SOUTH WEST KOWLOON

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2013年1月8日  
核准的分區計劃大綱圖編號S/K20/28

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K20/28 APPROVED ON 8.1.2013

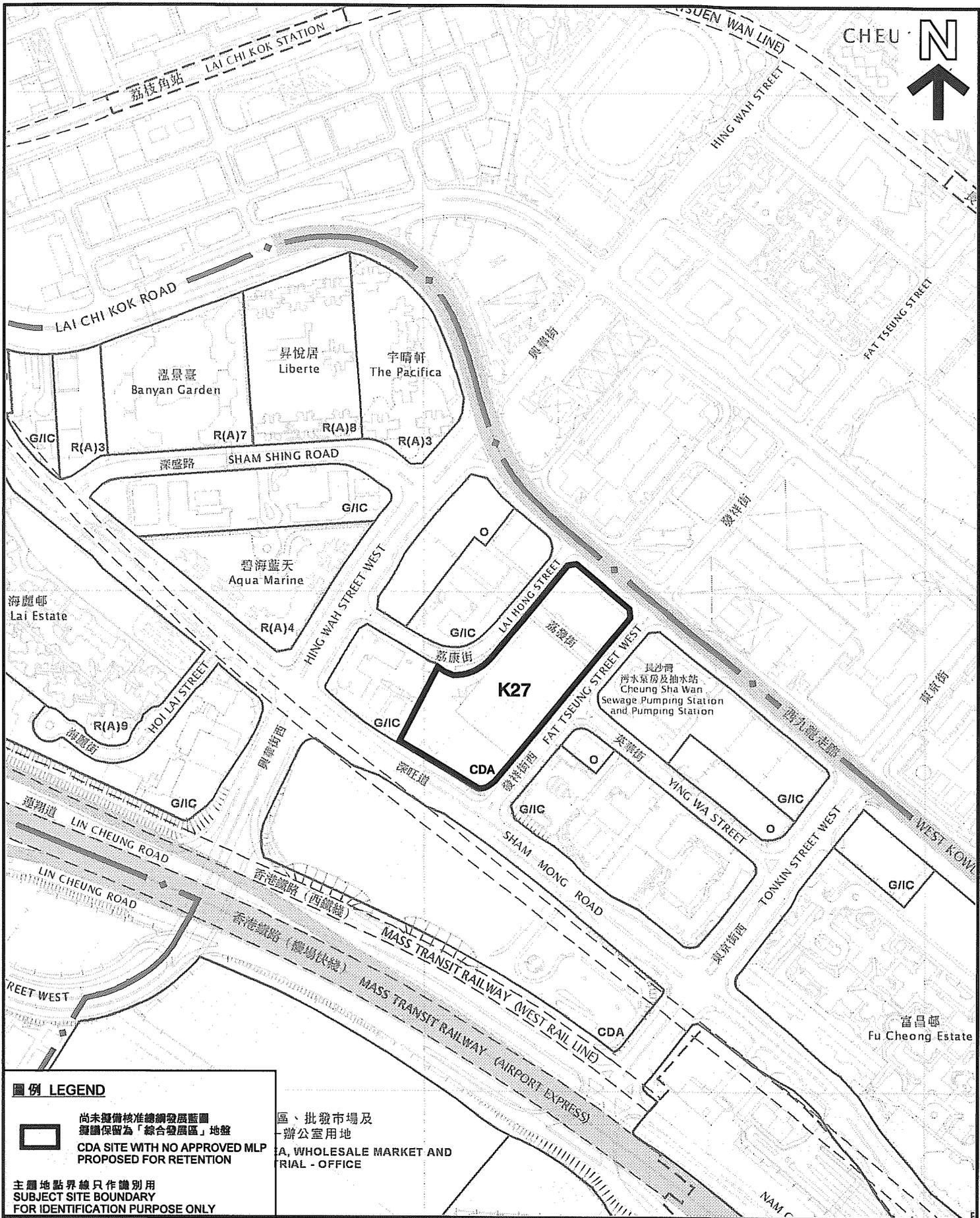
規劃署  
**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No. **M/UR/13/13**

圖 PLAN  
12

SCALE 1 : 5 000 比例尺



**圖例 LEGEND**

- 尚未獲備核准總綱發展藍圖建議保留為「綜合發展區」地盤  
CDA SITE WITH NO APPROVED MLP PROPOSED FOR RETENTION
- 區、批發市場及辦公室用地  
AREA, WHOLESALE MARKET AND TRIAL - OFFICE

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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2013年1月8日  
核准的分區計劃大綱圖編號S/K20/28  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K20/28 APPROVED ON 8.1.2013

**平面圖 SITE PLAN**

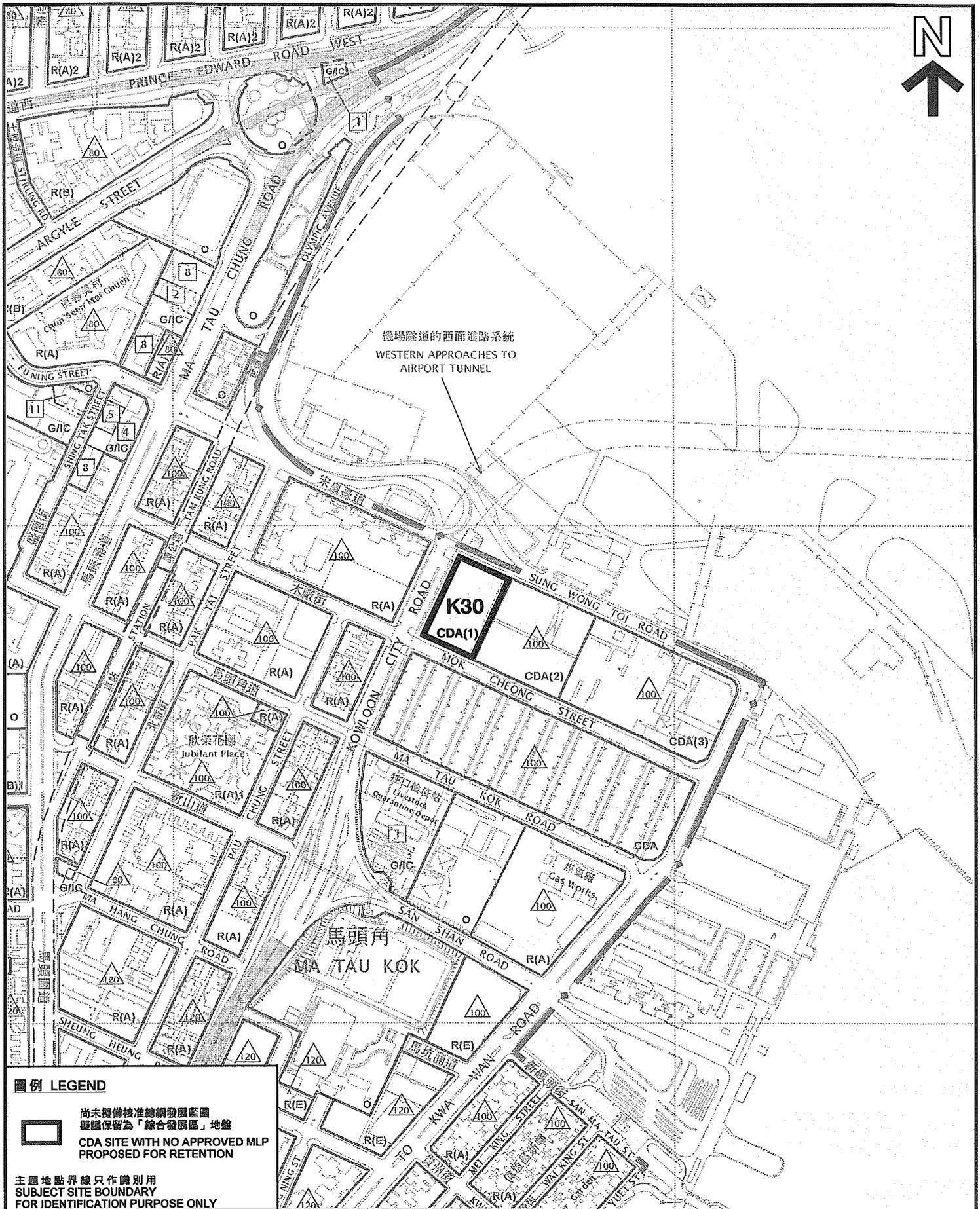
綜合發展區地盤參考編號 K27  
西南九龍  
鄰近荔康街(新九龍內地段第6003號餘段、  
第6052號及政府土地)  
(被稱為新九龍內地段第6357號)  
CDA SITE REF. No. K27  
ADJACENT TO LAI HONG STREET  
(NKILs 6003RP, 6052 AND GOVERNMENT LAND)  
(TO BE KNOWN AS NKIL 6357)  
SOUTH WEST KOWLOON  
SCALE 1:5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/13/14

圖 PLAN  
13



機場隧道的西面進路系統  
WESTERN APPROACHES TO AIRPORT TUNNEL

**K30**  
CDA(1)

**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

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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2008年11月4日  
核准的分區計劃大綱圖編號S/K10/20  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K10/20 APPROVED ON 4.11.2008

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K30  
九龍馬頭角以宋皇臺道、土瓜灣道、木廠街  
和九龍城道為界線的西面土地  
CDA SITE REF. No. K30  
WESTERN PORTION OF THE AREA BOUNDED BY  
SUNG WONG TOI ROAD, TO KWA WAN ROAD,  
MOK CHEONG STREET AND KOWLOON CITY ROAD  
MA TAU KOK, KOWLOON  
SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

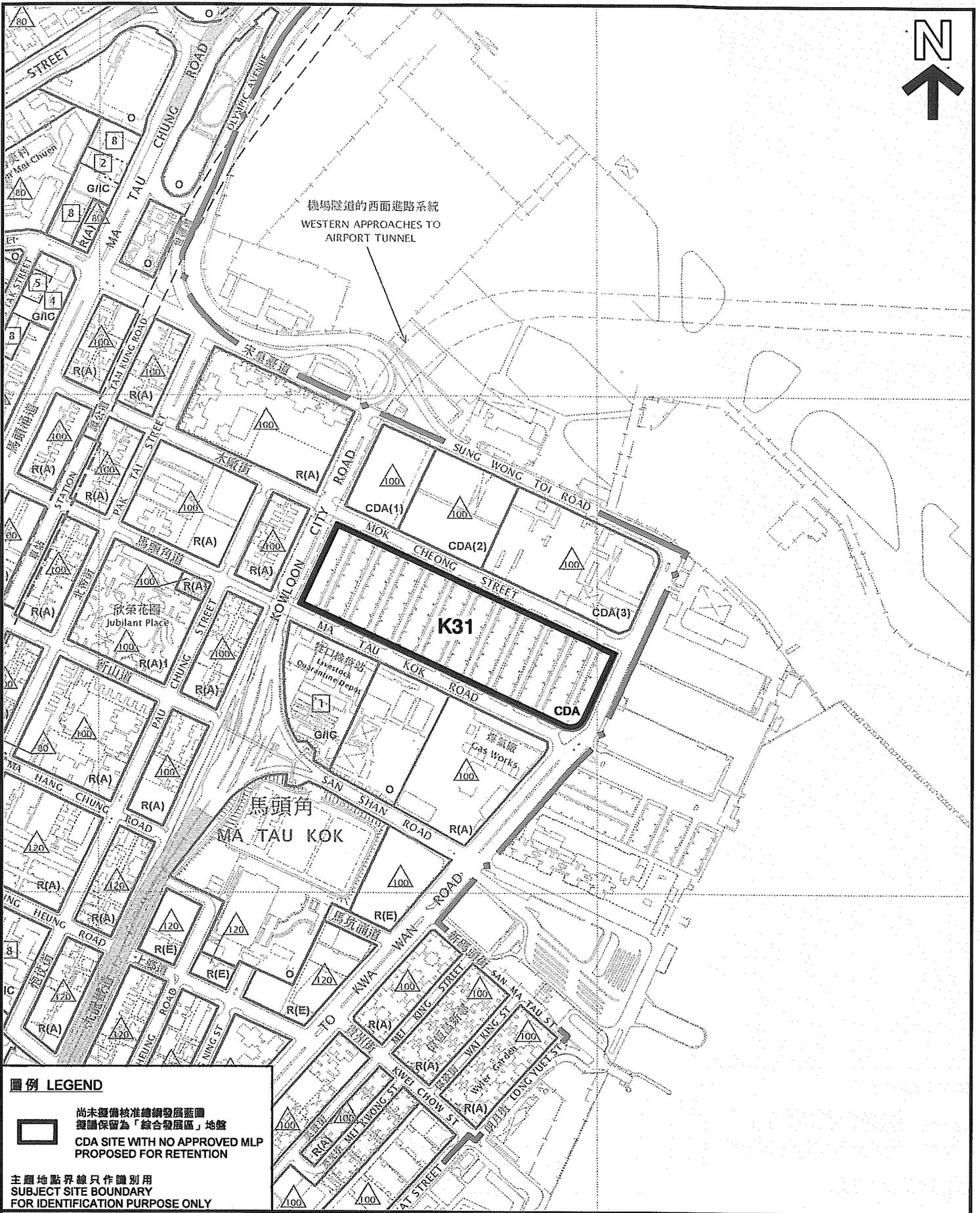


參考編號  
REFERENCE No.  
M/UR/13/15

圖 PLAN  
14



機場隧道的西面進路系統  
WESTERN APPROACHES TO AIRPORT TUNNEL



**圖例 LEGEND**

- 尚未獲得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2013年3月8日擬備，  
所根據的資料為於2008年11月4日  
核准的分區計劃大綱圖編號S/K10/20  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K10/20 APPROVED ON 4.11.2008

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K31  
九龍馬頭角九龍城道和馬頭角道交匯處

CDA SITE REF. No. K31  
J/O KOWLOON CITY ROAD AND MA TAU KOK ROAD  
MA TAU KOK, KOWLOON

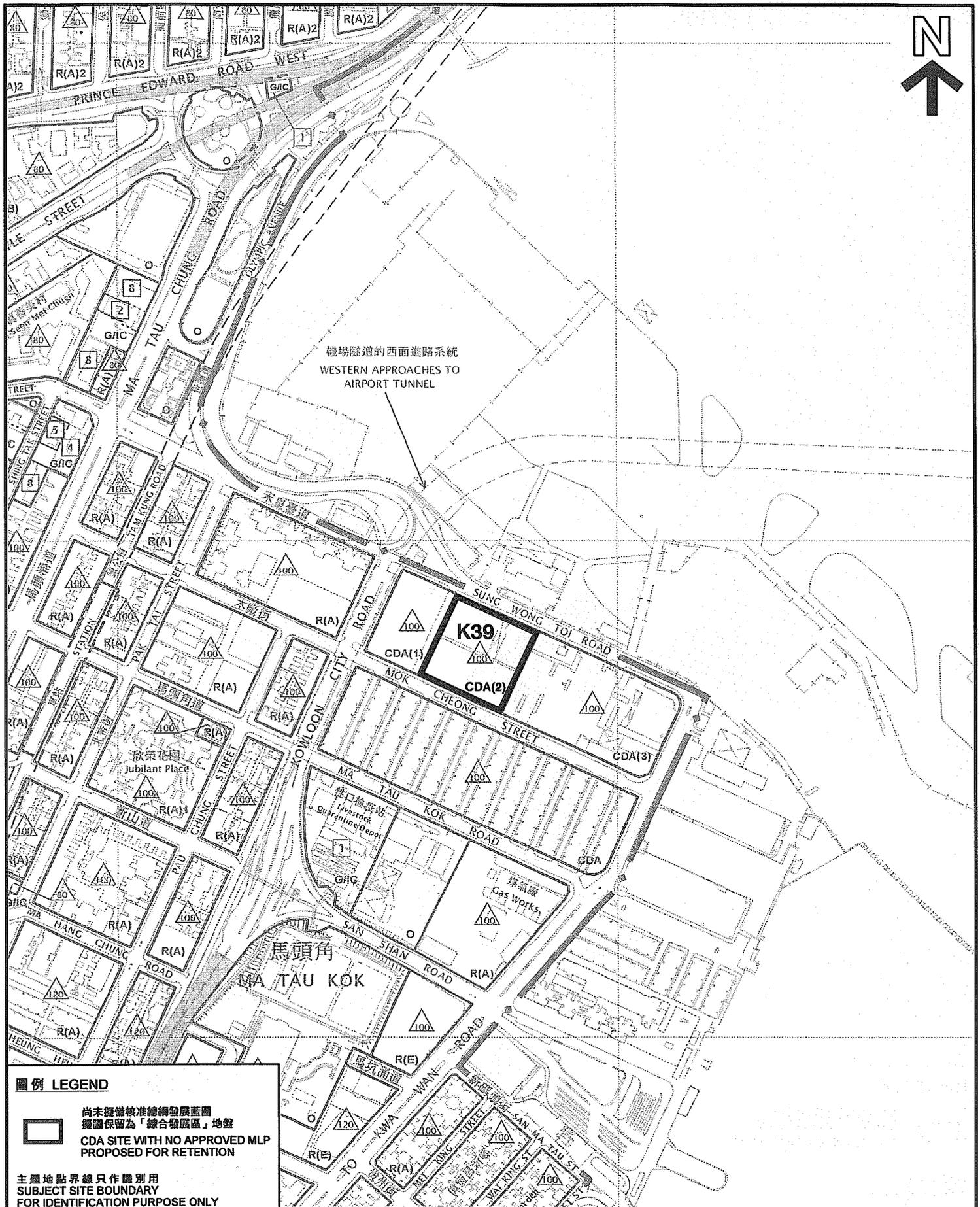
SCALE 1 : 5 000 比例尺

規劃署  
**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
M/UR/13/16

**PLAN**  
15



**圖例 LEGEND**



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

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

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K39  
九龍馬頭角  
以宋皇臺道、土瓜灣道、木廠街  
和九龍城道為界線的中間土地  
CDA SITE REF. No. K39  
MIDDLE PART OF THE AREA BOUNDED  
BY SUNG WONG TOI ROAD, TO KWA WAN ROAD,  
MOK CHEONG STREET AND KOWLOON CITY ROAD  
MA TAU KOK, KOWLOON

SCALE 1:6 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



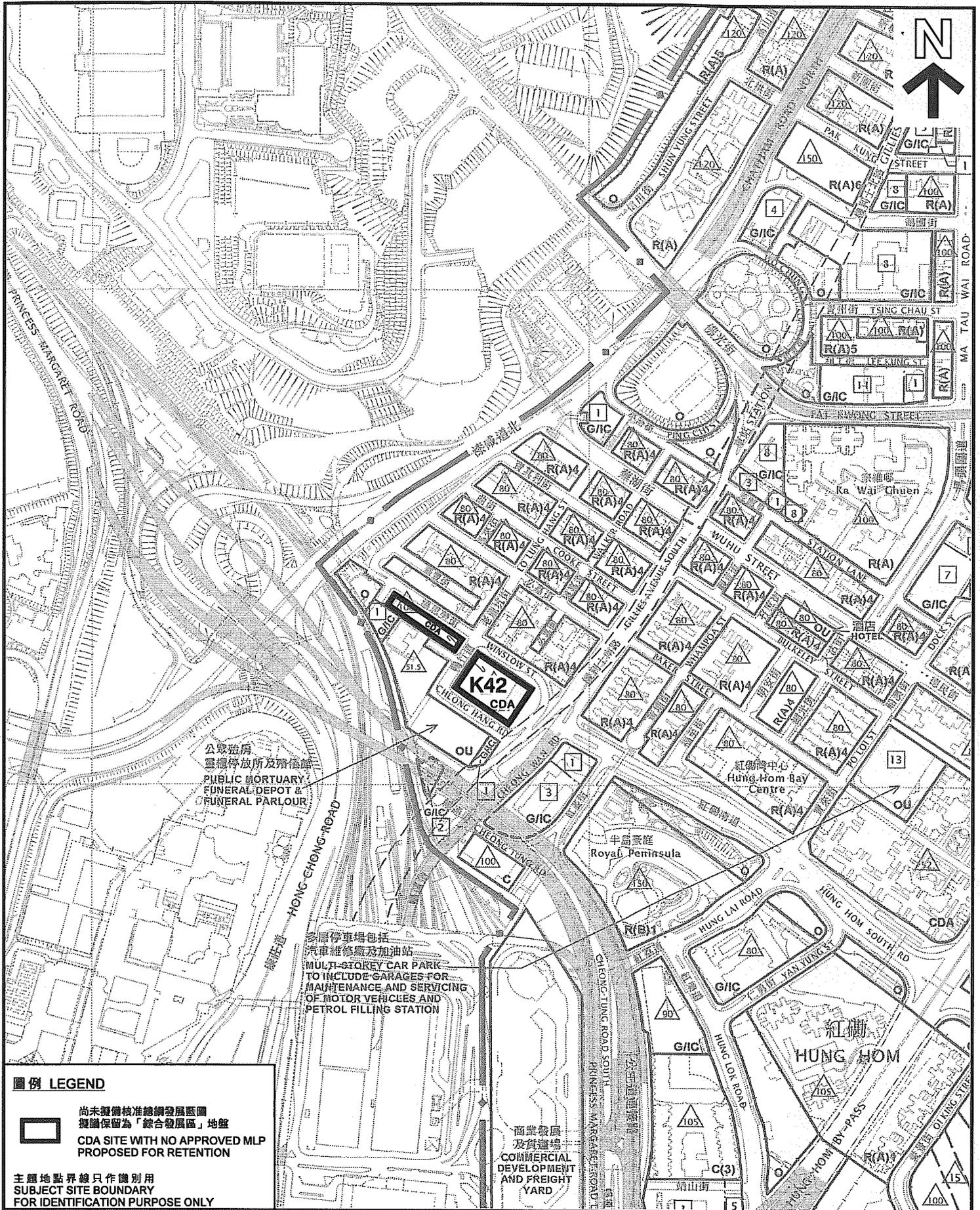
參考編號  
REFERENCE No.

M/UR/13/17

圖 PLAN

16

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2008年11月4日  
核准的分區計劃大綱圖編號S/K10/20  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K10/20 APPROVED ON 4.11.2008



**圖例 LEGEND**



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

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

商業發展  
及貨運場  
COMMERCIAL  
DEVELOPMENT  
AND FREIGHT  
YARD

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K42  
九龍紅磡暢行道和溫思勞街交匯處

CDA SITE REF. No. K42  
J/O CHEONG HANG ROAD AND WINSLOW STREET  
HUNG HOM, KOWLOON

SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/UR/13/18

圖 PLAN

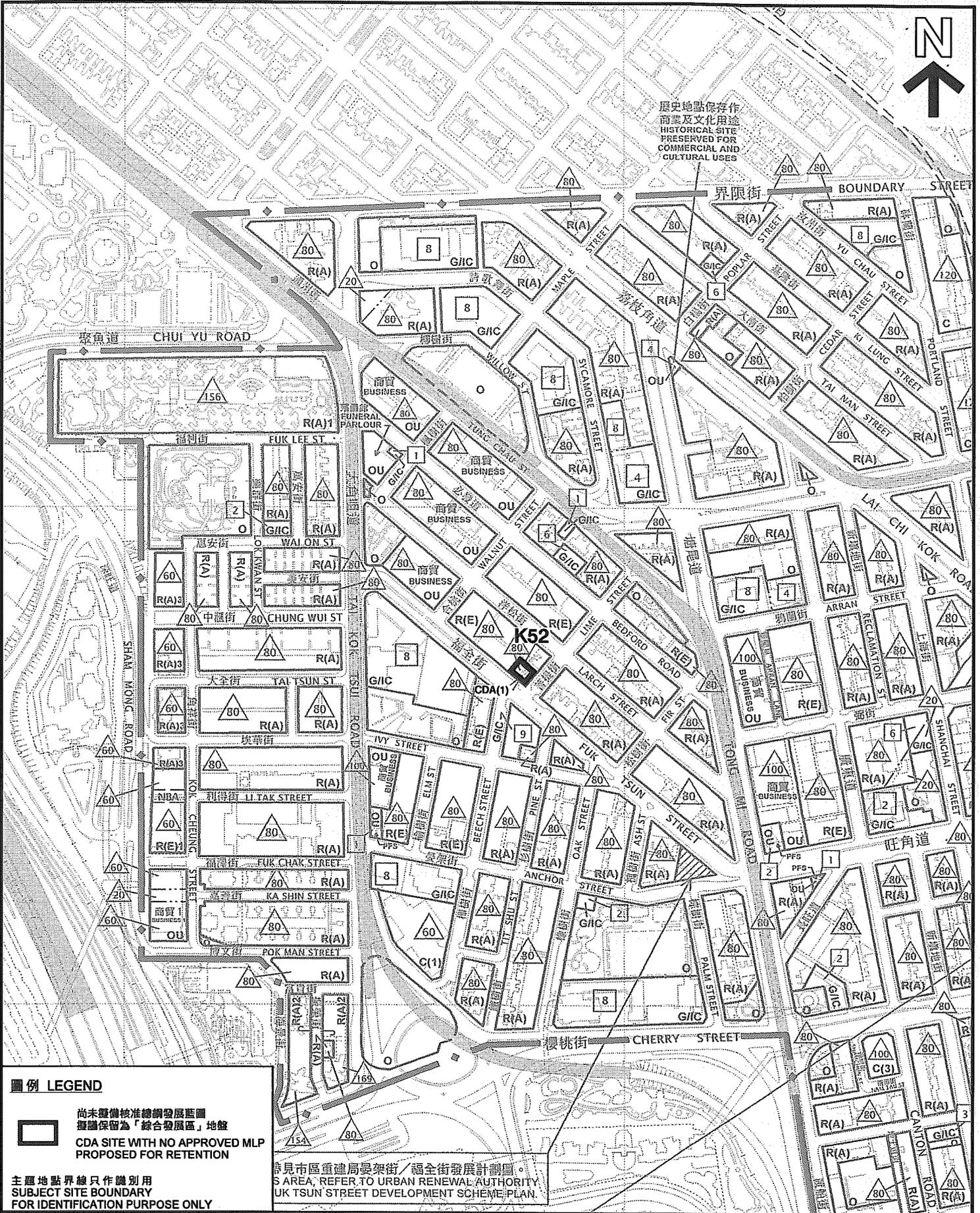
17

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2010年10月5日  
核准的分區計劃大綱圖編號S/K9/24  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K9/24 APPROVED ON 5.10.2010





歷史地點保存作  
商業及文化用途  
HISTORICAL SITE  
PRESERVED FOR  
COMMERCIAL AND  
CULTURAL USES



**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

請見市區重建局晏架街／福全街發展計劃圖。  
SEE AREA, REFER TO URBAN RENEWAL AUTHORITY,  
UK TSUN STREET DEVELOPMENT SCHEME PLAN.

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K52  
九龍旺角福全街56號和菩提街1號  
(九龍內地段第11170號)

CDA SITE REF. No. K52  
56 FUK TSUN STREET & 1 LIME STREET  
MONG KOK, KOWLOON  
(KIL 11170)

SCALE 1 : 5 000 比例尺

規劃署  
**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
M/UR/13/20

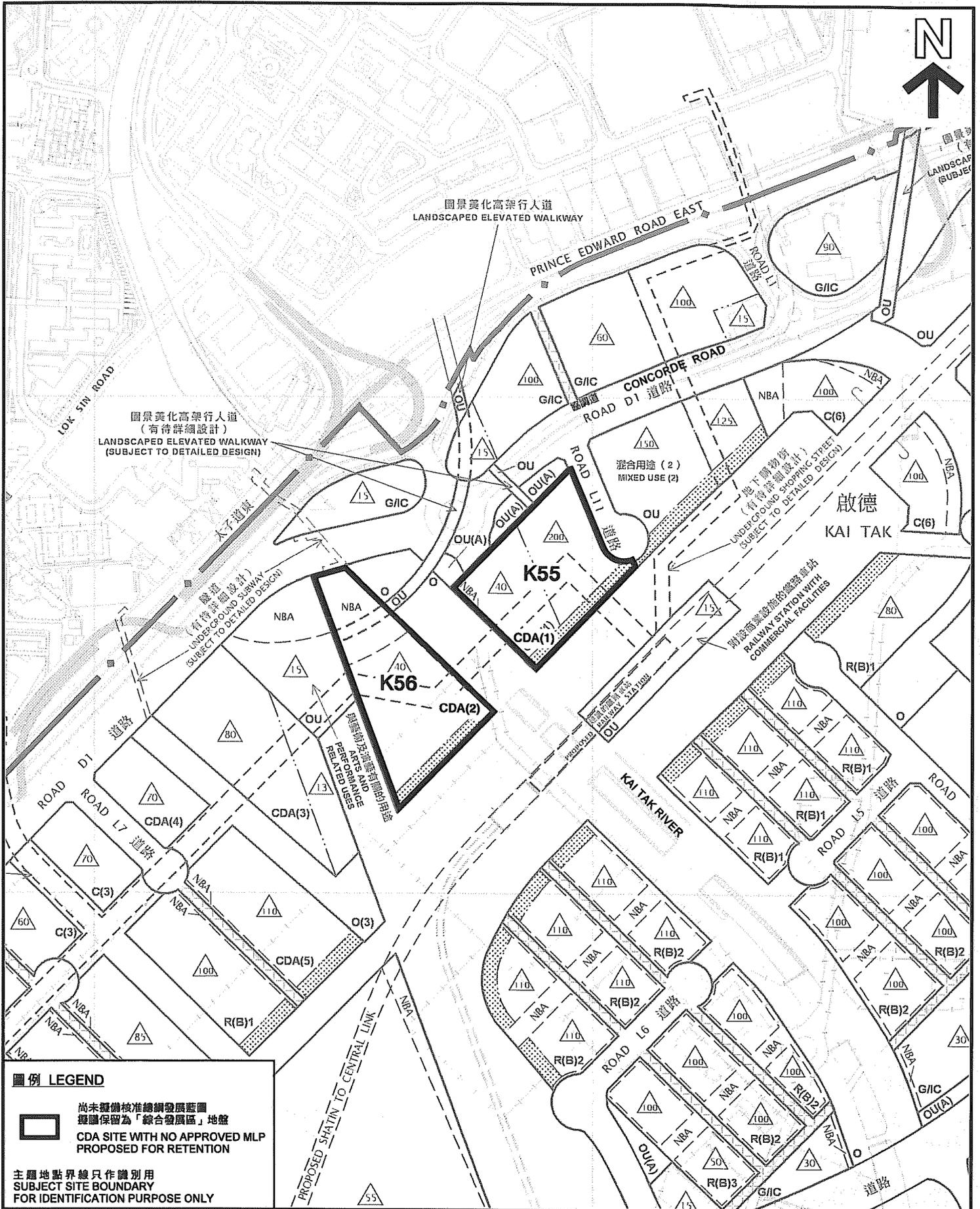
**圖 PLAN**

19

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2011年8月12日  
展示的分區計劃大綱圖編號S/K3/29

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K3/29 EXHIBITED ON 12.8.2011





**圖例 LEGEND**

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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2012年9月4日  
核准的分區計劃大綱圖編號S/K22/4  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K22/4 APPROVED ON 4.9.2012

**平面圖 SITE PLAN**  
綜合發展區地盤參考編號 K55 及 K56  
九龍啟德  
位於啟德城中心北部  
啟德河東面及西面

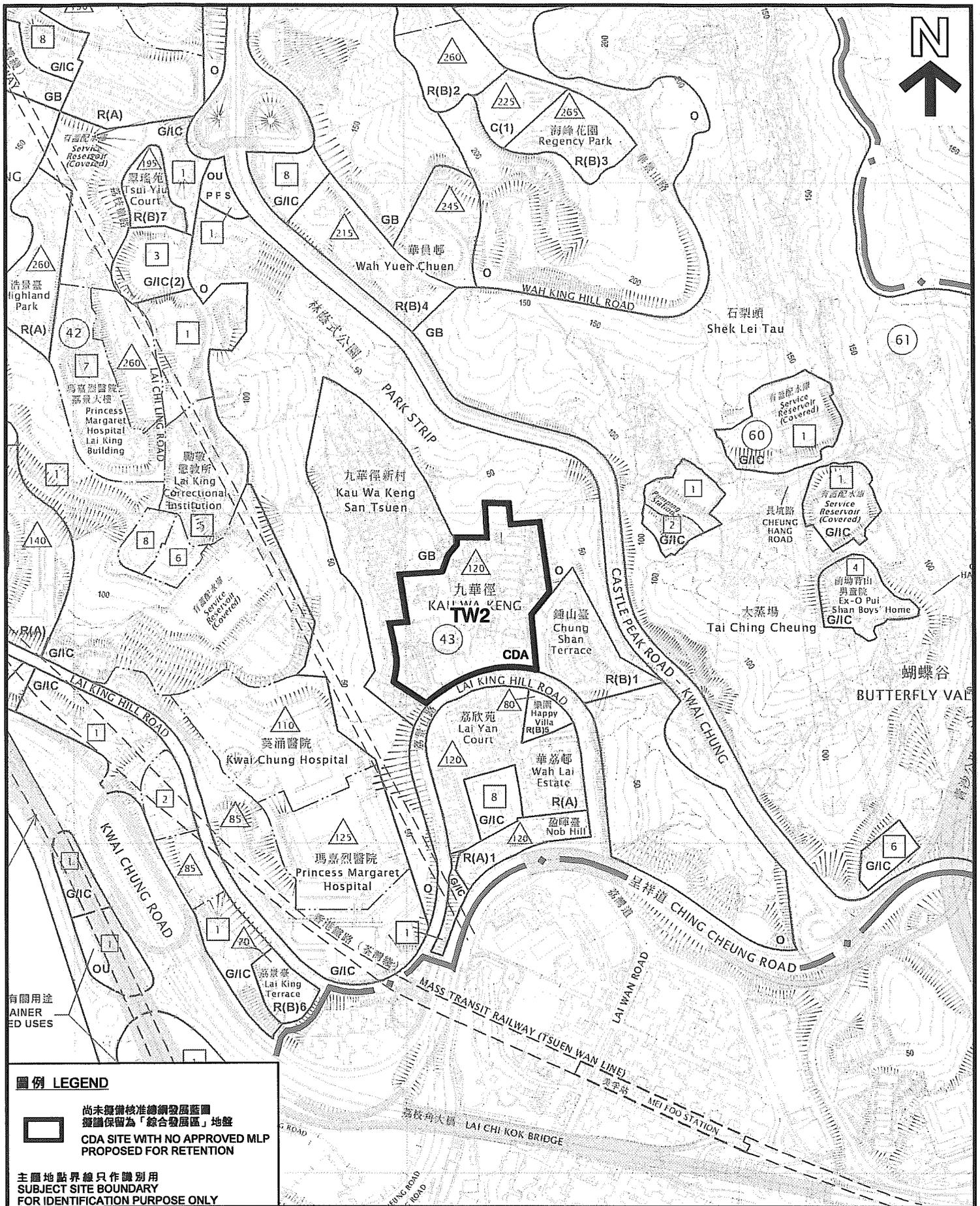
CDA SITE REF. Nos. K55 & K56  
LOCATED ON THE EASTERN AND WESTERN SIDES OF  
KAI TAK RIVER IN KAI TAK CITY CENTRE NORTH  
KAI TAK, KOWLOON  
SCALE 1 : 5 000 比例尺

**規劃署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
REFERENCE No.  
M/UR/13/22

 **PLAN**  
21



**圖例 LEGEND**



尚未獲核准總綱發展藍圖  
暫予保留為「綜合發展區」地盤  
CDA SITE WITH NO APPROVED MLP  
PROPOSED FOR RETENTION

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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2012年4月20日  
展示的分區計劃大綱圖編號S/KC/26

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/KC/26 EXHIBITED ON 20.4.2012

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 TW2  
新界葵涌九華徑  
荔景山道以北

CDA SITE REF. No. TW2  
NORTH OF LAI KING HILL ROAD  
KAU WA KENG, KWAI CHUNG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

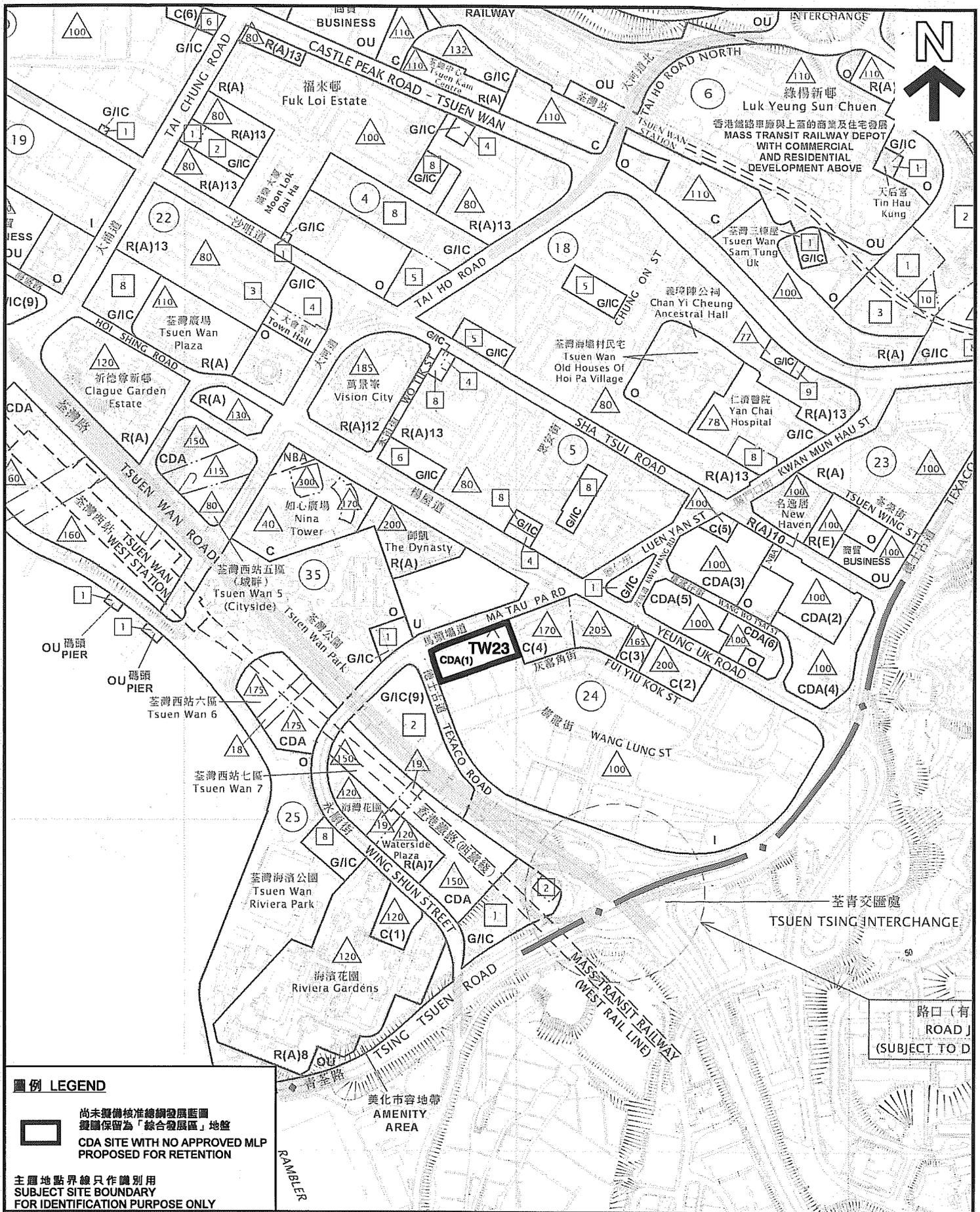
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/13/23

圖 PLAN

22



**圖例 LEGEND**



尚未釐清核准總綱發展藍圖  
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2013年3月8日擬備，  
所根據的資料為於2012年2月24日  
展示的分區計劃大綱圖編號S/TW/29

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/TW/29 EXHIBITED ON 24.2.2012

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 TW23  
新界荃灣  
馬頭壩道19-31號

CDA SITE REF. No. TW23  
19-31 MA TAU PA ROAD  
TSUEN WAN, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署  
**PLANNING  
DEPARTMENT**

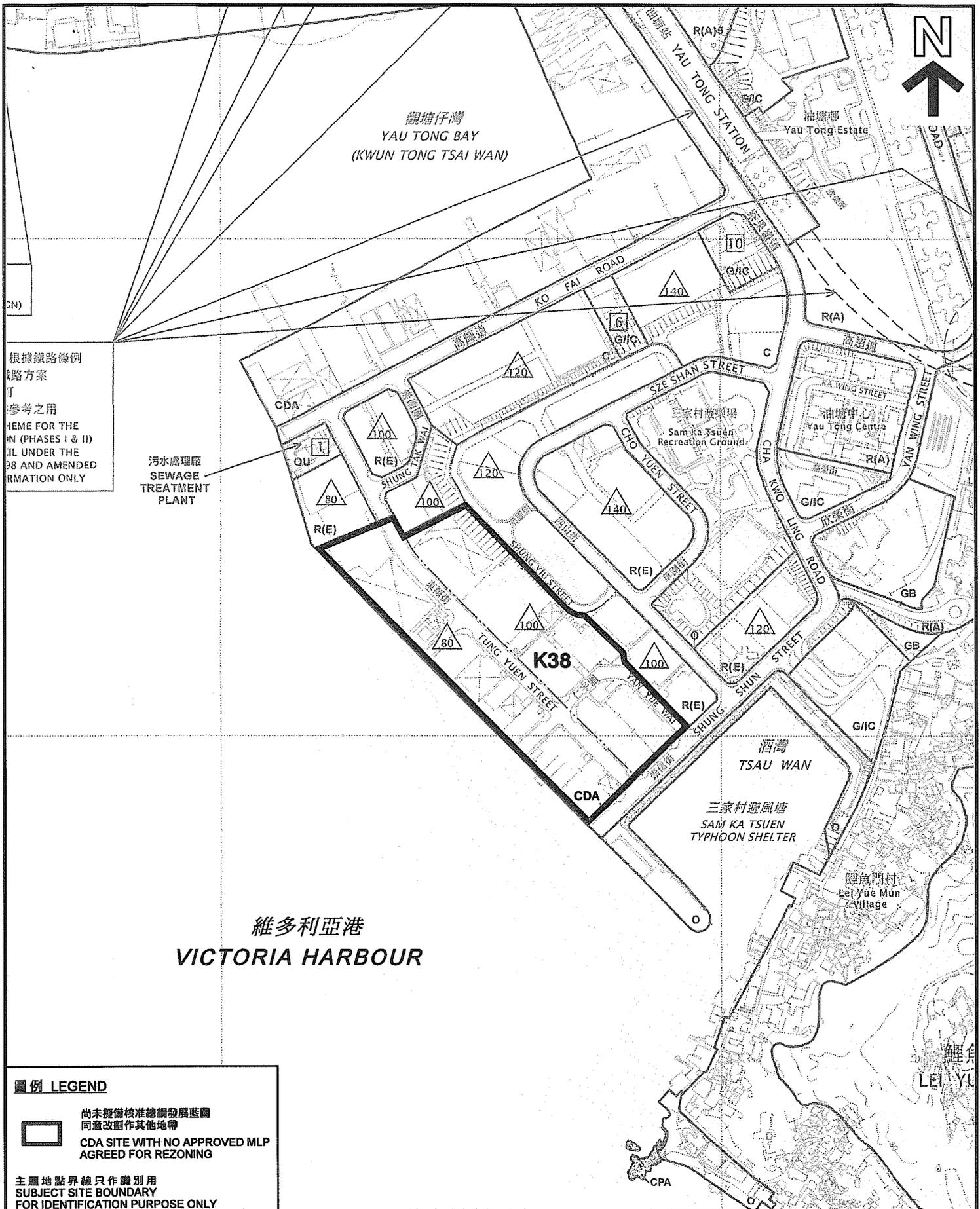


參考編號  
REFERENCE No.

M/UR/13/24

圖 PLAN

23



根據鐵路條例  
鐵路方案  
訂  
參考之用  
THEME FOR THE  
IN (PHASES I & II)  
IL UNDER THE  
98 AND AMENDED  
RMATION ONLY

污水處理廠  
SEWAGE  
TREATMENT  
PLANT

維多利亞港  
VICTORIA HARBOUR

**圖例 LEGEND**



尚未撥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

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

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K38  
九龍油塘工業區

CDA SITE REF. No. K38  
YAU TONG INDUSTRIAL AREA, KOWLOON

SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



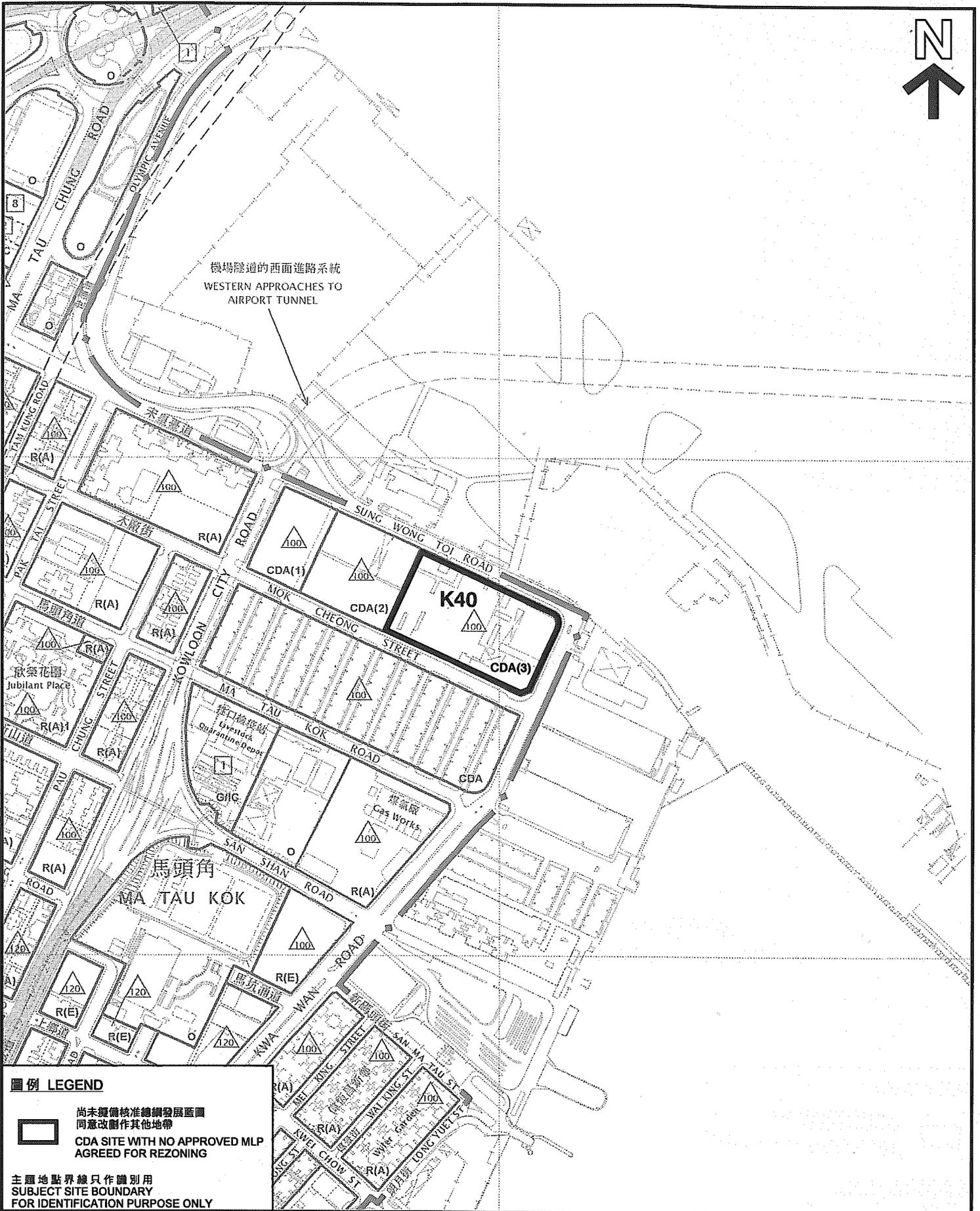
參考編號  
REFERENCE No.  
M/UR/12/26

圖 PLAN  
24

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2011年5月31日  
核准的分區計劃大綱圖編號S/K15/19  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K15/19 APPROVED ON 31.5.2011



機場隧道的西面進路系統  
WESTERN APPROACHES TO  
AIRPORT TUNNEL



**圖例 LEGEND**

 尚未經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2013年3月8日擬備，  
所根據的資料為於2008年11月4日  
核准的分區計劃大綱圖編號S/K10/20

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K10/20 APPROVED ON 4.11.2008

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K40  
九龍馬頭角以宋皇臺道、土瓜灣道、木廠街  
和九龍城道為界線的東面土地  
CDA SITE REF. No. K40  
EASTERN PORTION OF THE AREA BOUNDED BY  
SUNG WONG TOI ROAD, TO KWA WAN ROAD,  
MOK CHEONG STREET AND KOWLOON CITY ROAD  
MA TAU KOK, KOWLOON

SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

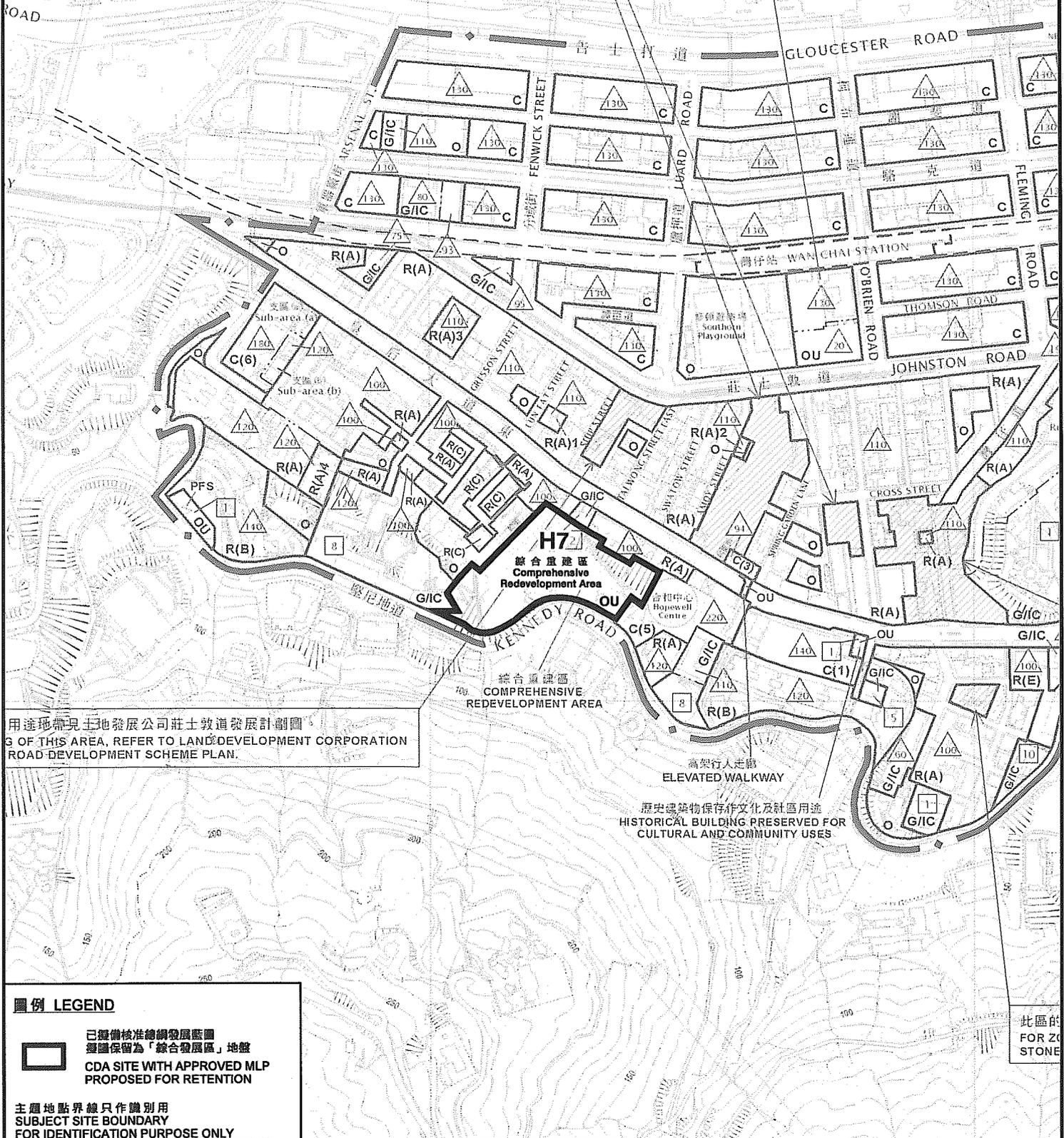


參考編號  
REFERENCE No.  
M/UR/13/25

 PLAN  
25



住宅附連商業、政府合署及社區設施  
RESIDENTIAL CUM COMMERCIAL,  
GOVERNMENT OFFICES AND  
COMMUNITY FACILITIES



用達地帶現土地發展公司莊士敦道發展計劃圖  
3 OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION  
ROAD DEVELOPMENT SCHEME PLAN.

**圖例 LEGEND**

-  已獲備核准總綱發展藍圖  
繼續保留為「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

此區的  
FOR ZONE  
STONE

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 H7  
合和中心二期  
位於香港灣仔合和中心西面以堅尼地道和船街為界線  
CDA SITE REF. No. H7  
HOPEWELL CENTRE II  
AREA TO THE WEST OF HOPEWELL CENTRE BOUNDED  
BY KENNEDY ROAD AND SHIP STREET  
WAN CHAI, HONG KONG  
SCALE 1 : 5 000 比例尺

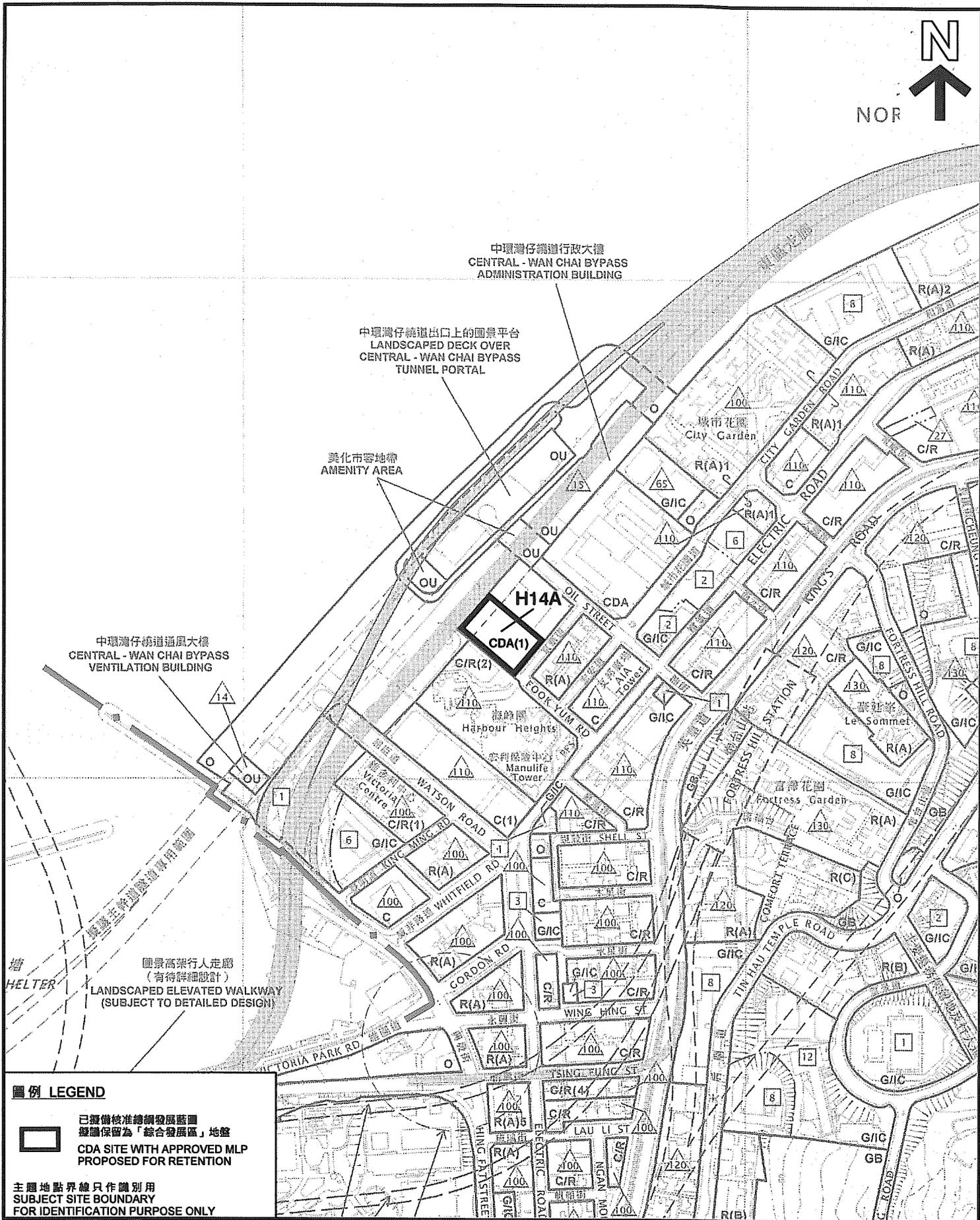
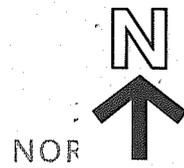
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/13/27

圖 PLAN  
26

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2012年8月3日  
展示的分區計劃大綱圖編號S/H5/27  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/H5/27 EXHIBITED ON 3.8.2012



**圖例 LEGEND**

 已備獲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2013年3月8日發備，  
所根據的資料為於2010年11月30日  
核准的分區計劃大綱圖編號S/H8/24

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/H8/24 APPROVED ON 30.11.2010

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 H14A  
香港北角福蔭道和京華道交匯處

CDA SITE REF. No. H14A  
J/O FOOK YUM ROAD AND KING WAH ROAD  
NORTH POINT, HONG KONG

SCALE 1 : 5 000 比例尺

**規劃署**  
**PLANNING DEPARTMENT**



參考編號  
REFERENCE No. **M/UR/13/28**

**PLAN**  
27

高架行人走廊  
(有待詳細設計)  
ELEVATED WALKWAY  
(SUBJECT TO DETAILED DESIGN)

文化及/或商業、  
消閒及與旅遊有關的用途  
CULTURAL AND / OR COMMERCIAL,  
LEISURE AND TOURISM RELATED USES



東區海底隧道通風大樓  
EASTERN HARBOUR CROSSING  
VENTILATION BUILDING

文化及/或商  
消閒及與旅遊有關  
CULTURAL AND / OR CO  
LEISURE AND TOURISM R

煤氣檢  
GAS PIGGING

抽水房  
Pump House

QUARRY BAY STATION

香港鐵路車站大堂  
HONG KONG TRANSIT RAILWAY  
STATION CONCOURSE

QUARRY BAY PARK

**圖例 LEGEND**

已獲核准總綱發展藍圖  
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 H19  
香港 鰂魚涌 英皇道979號太古坊  
CDA SITE REF. No. H19  
TAIKOO PLACE, 979 KING'S ROAD  
QUARRY BAY, HONG KONG

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2010年7月6日  
核准的分區計劃大綱圖編號S/H21/28  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/H21/28 APPROVED ON 6.7.2010

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No. M/UR/13/29

圖 PLAN 28

SCALE 1 : 5 000 比例尺



# 北角 NORTH POINT

中環灣仔繞道行政大樓  
CENTRAL - WAN CHAI BYPASS  
ADMINISTRATION BUILDING

中環灣仔繞道出口上的園景平台  
LANDSCAPED DECK OVER  
CENTRAL - WAN CHAI BYPASS  
TUNNEL PORTAL

美化市容地帶  
AMENITY AREA

直通風大樓  
CHAI BYPASS  
BUILDING

景高架行人走廊  
(暫待詳細設計)

### 圖例 LEGEND



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

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

## 平面圖 SITE PLAN

綜合發展區地盤參考編號 H23  
香港北角(前政府物料供應處倉庫)  
油街

CDA SITE REF. No. H23  
OIL STREET  
(EX-GOVERNMENT SUPPLIES DEPARTMENT DEPOT)  
NORTH POINT, HONG KONG

SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

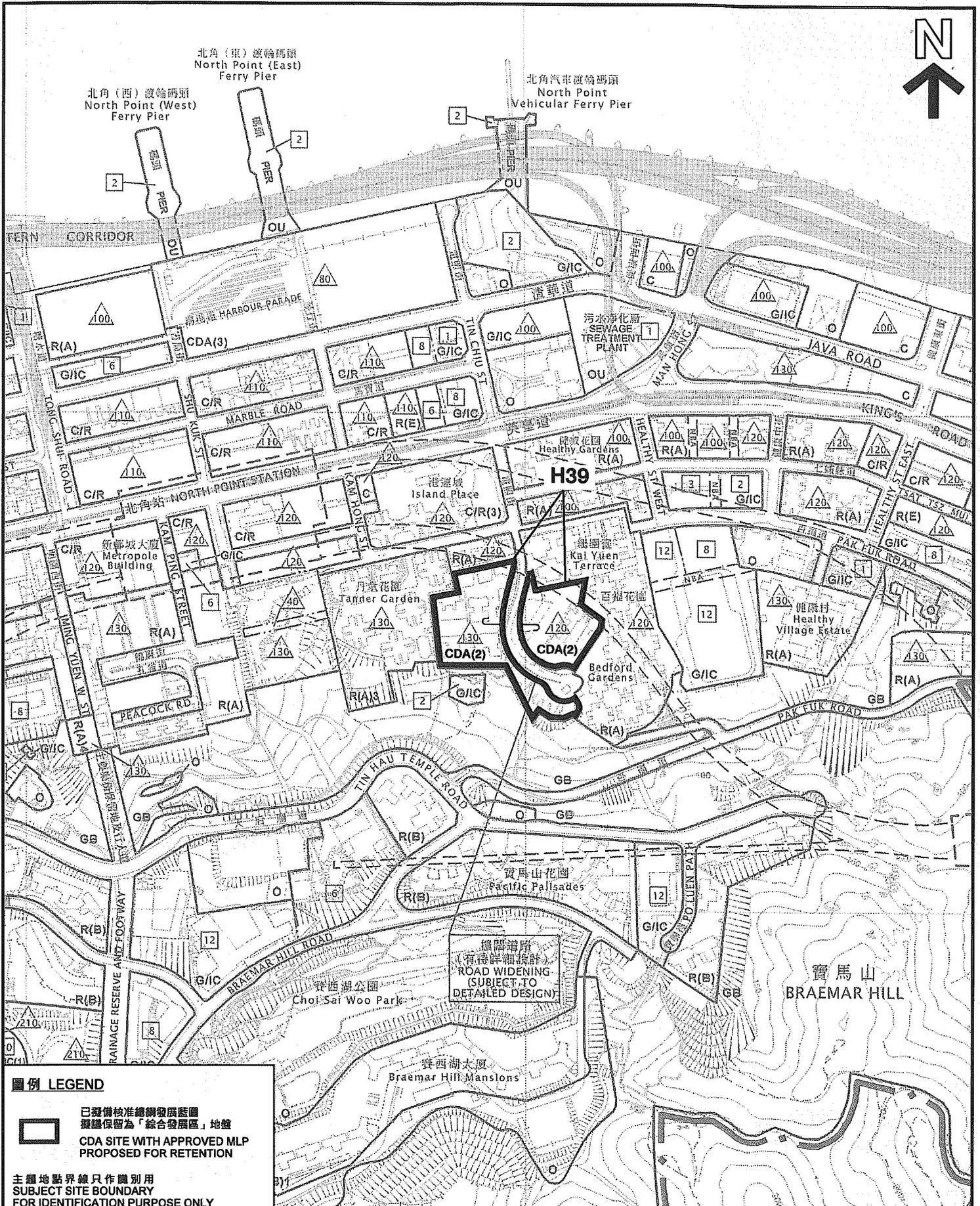


參考編號  
REFERENCE No.  
M/UR/13/5

圖 PLAN  
29

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2010年11月30日  
核准的分區計劃大綱圖編號S/H8/24  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/H8/24 APPROVED ON 30.11.2010





**圖例 LEGEND**

 已發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2013年3月8日發備，所根據的資料為於2010年11月30日核准的分區計劃大綱圖編號S/H8/24  
EXTRACT PLAN PREPARED ON 8.3.2013 BASED ON OUTLINE ZONING PLAN No. S/H8/24 APPROVED ON 30.11.2010

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 H39  
香港北角繼圍街  
CDA SITE REF. No. H39  
KAI YUEN STREET  
NORTH POINT, HONG KONG

擴闊道路  
(有待詳細設計)  
ROAD WIDENING  
(SUBJECT TO  
DETAILED DESIGN)

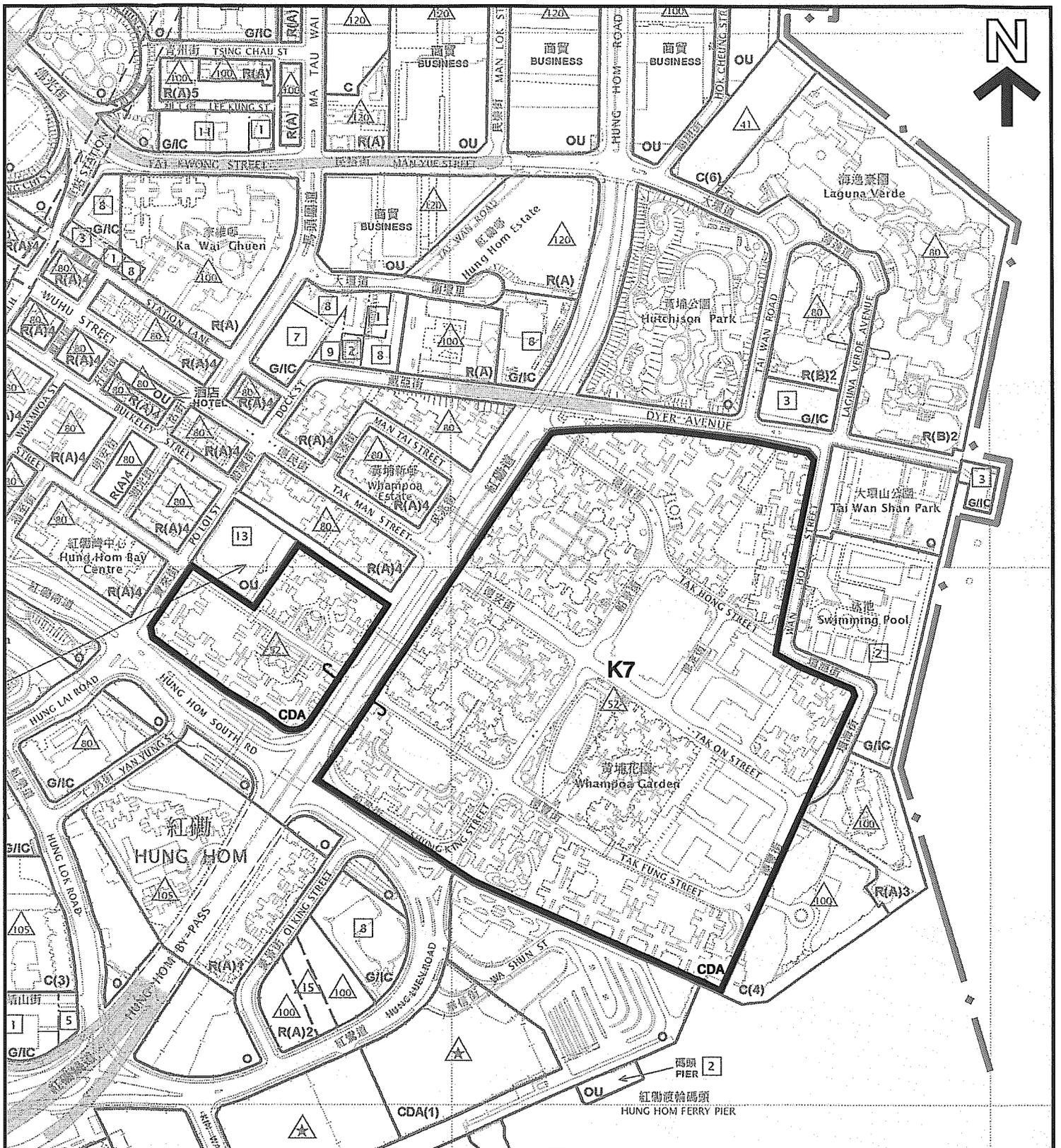
SCALE 1 : 5 000 比例尺

**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No. **M/UR/13/30**

**圖 PLAN**  
31



**圖例 LEGEND**

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

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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2010年10月5日  
核准的分區計劃大綱圖編號S/K9/24

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K9/24 APPROVED ON 5.10.2010

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K7  
九龍紅磡黃埔花園

CDA SITE REF. No. K7  
WHAMPOA GARDEN,  
HUNG HOM, KOWLOON

SCALE 1:5 000 比例尺

**規劃署**  
**PLANNING**  
**DEPARTMENT**

參考編號  
REFERENCE No.

M/UR/13/31

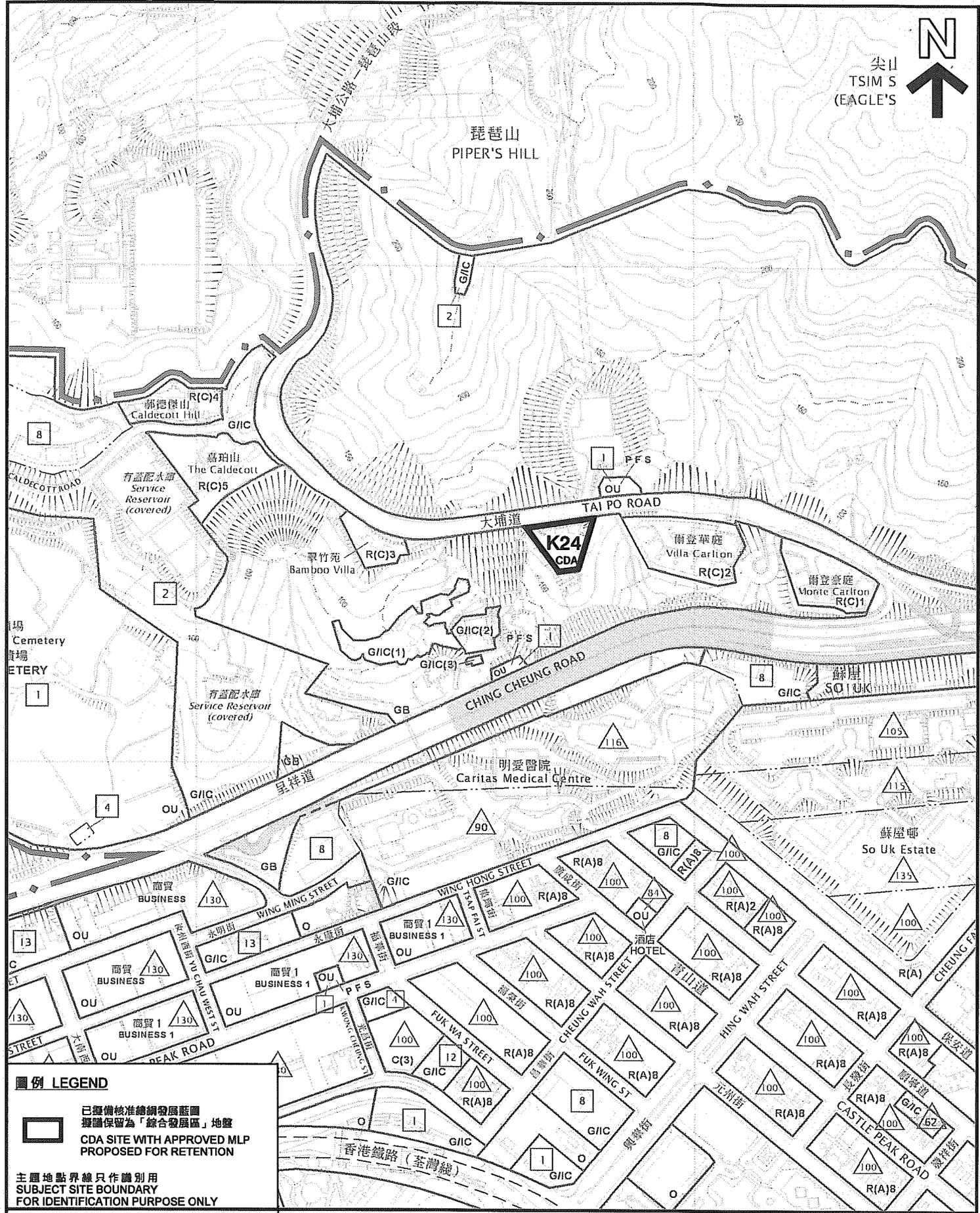


**PLAN**  
32

尖山  
Tsim's  
(Eagle's)



琵琶山  
PIPER'S HILL



**圖例 LEGEND**

 已撥備核准繪發展區圖  
擬議保留為「綜合發展區」地盤  
CDA SITE WITH APPROVED MLP  
PROPOSED FOR RETENTION

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

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K24  
九龍長沙灣大埔道松坡  
(新九龍內地段第3543號)

CDA SITE REF. No. K24  
PINE CREST, TAI PO ROAD  
CHEUNG SHA WAN, KOWLOON  
(NKIL 3543)

SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

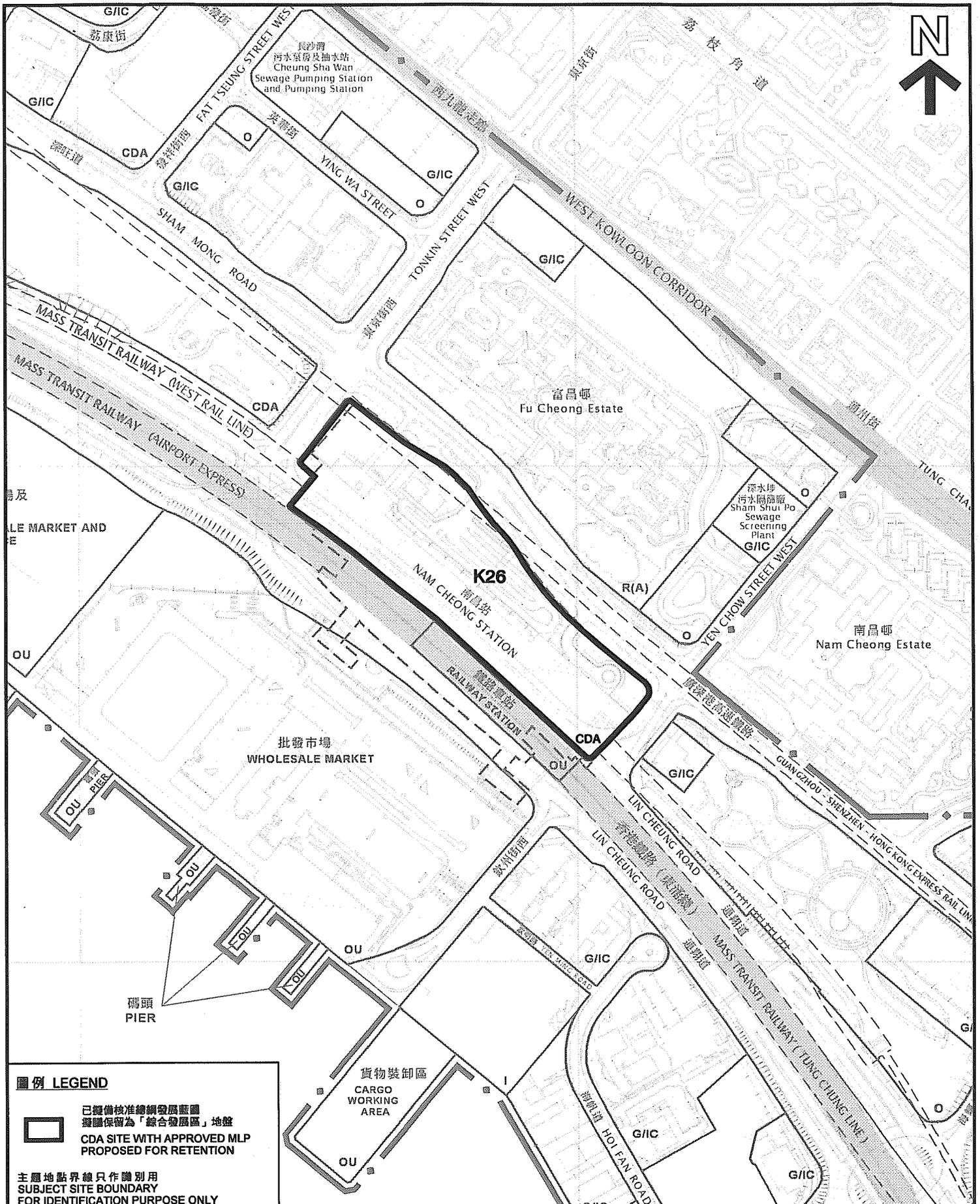


參考編號  
REFERENCE No.  
M/UR/13/33

 PLAN  
33

本摘要圖於2013年3月8日撥備，  
所根據的資料為於2011年11月8日  
核准的分區計劃大綱圖編號S/K5/33

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K5/33 APPROVED ON 8.11.2011



**圖例 LEGEND**

 已籌備核准繪圖發展藍圖  
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 K26  
西南九龍  
西鐵南昌站

CDA SITE REF. No. K26  
WEST RAIL NAM CHEONG STATION  
SOUTH WEST KOWLOON

SCALE 1 : 5 000 比例尺

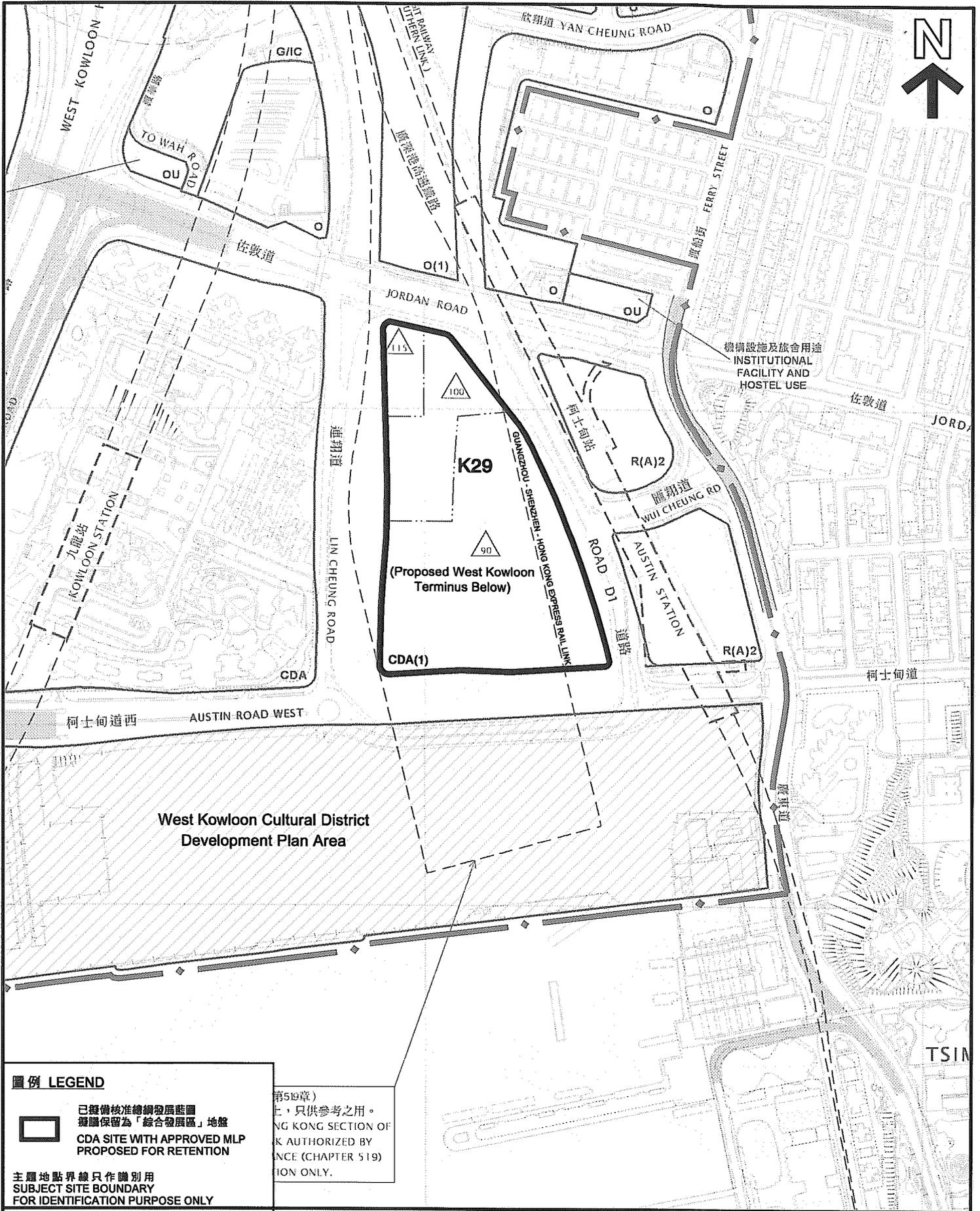
規劃署  
**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**M/UR/13/34**

圖 PLAN  
**34**

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2013年1月8日  
核准的分區計劃大綱圖編號S/K20/28  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K20/28 APPROVED ON 8.1.2013



**圖例 LEGEND**



已製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

第519章)  
上, 只供參考之用。  
NG KONG SECTION OF  
K AUTHORIZED BY  
NCE (CHAPTER 519)  
ION ONLY.

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2013年1月8日  
核准的分區計劃大綱圖編號S/K20/28  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K20/28 APPROVED ON 8.1.2013

**平面圖 SITE PLAN**  
綜合發展區地盤參考編號 K29  
九龍西九龍填海區  
以連翔道、佐敦道及道路D1為界線  
鄰近柯士甸站  
CDA SITE REF. No. K29  
AREA BOUNDED BY LIN CHEUNG ROAD, JORDAN ROAD  
AND ROAD D1, ADJACENT TO AUSTIN STATION  
WEST KOWLOON RECLAMATION, KOWLOON

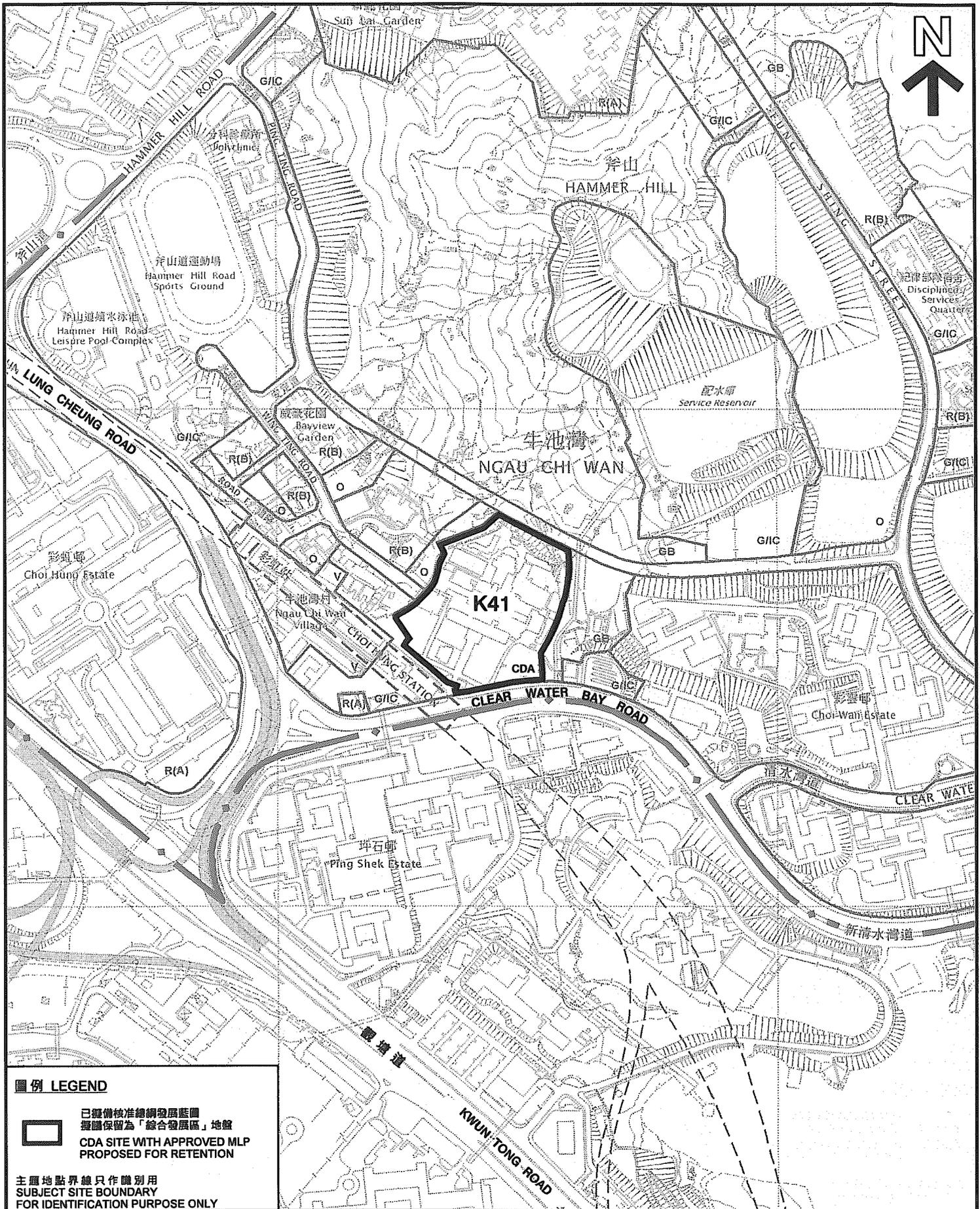
SCALE 1 : 5 000 比例尺

**規劃署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
REFERENCE No.  
M/UR/13/35

**圖 PLAN**  
35



**圖例 LEGEND**



已變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

主題地盤界線只作識別用  
SUBJECT SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2013年3月8日製備，  
所根據的資料為於2004年11月2日  
核准的分區計劃大綱圖編號S/K12/16

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K12/16 APPROVED ON 2.11.2004

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K41  
九龍牛池灣清水灣道35號

CDA SITE REF. No. K41  
35 CLEAR WATER BAY ROAD  
NGAU CHI WAN, KOWLOON

SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

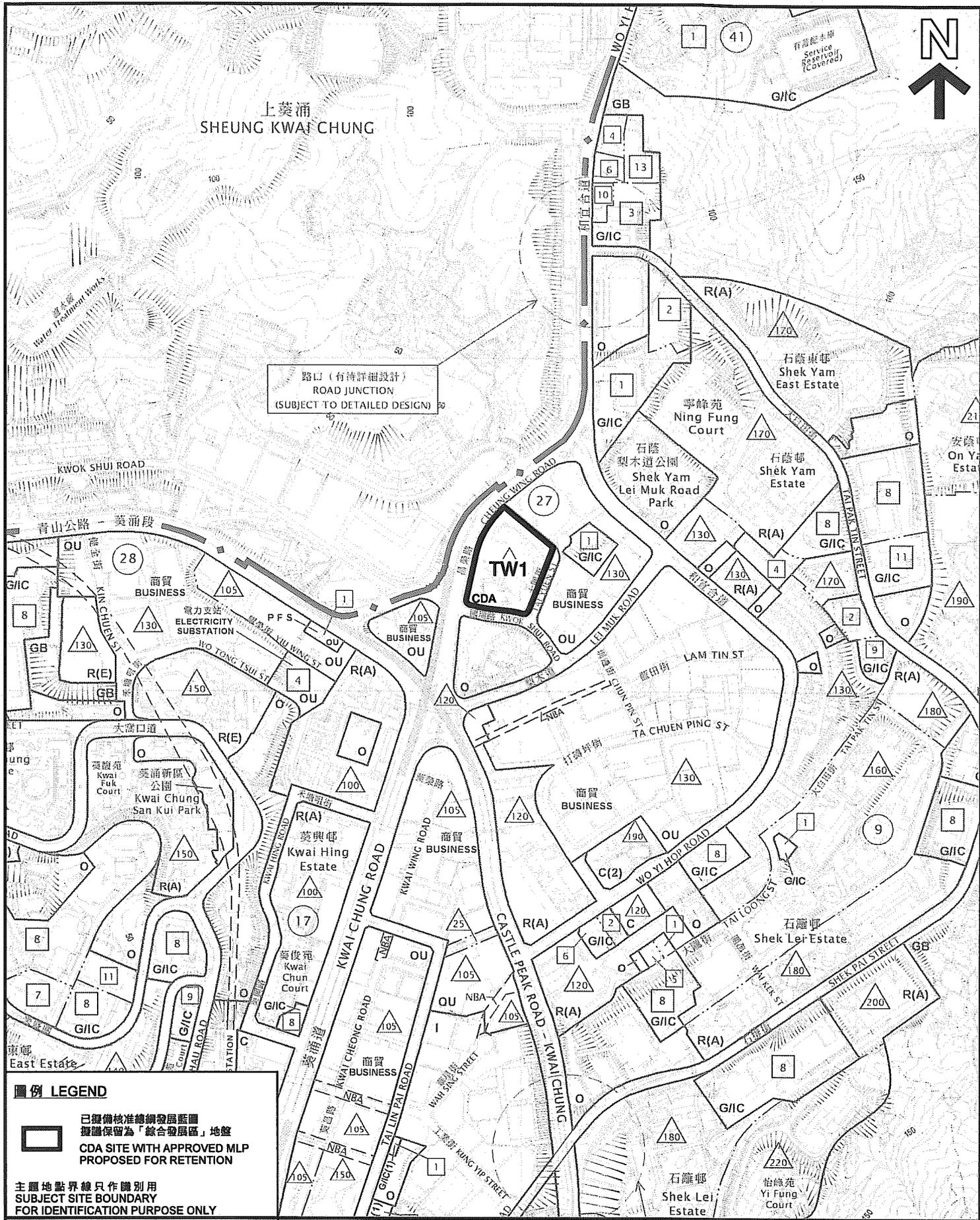


參考編號  
REFERENCE No.

M/UR/13/37

圖 PLAN

36



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

**圖例 LEGEND**

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

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

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 TW1  
新界葵涌  
國瑞路和昌樂路交匯處

CDA SITE REF. No. TW1  
J/O KWOK SHUI ROAD AND CHEUNG WING ROAD  
KWAI CHUNG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

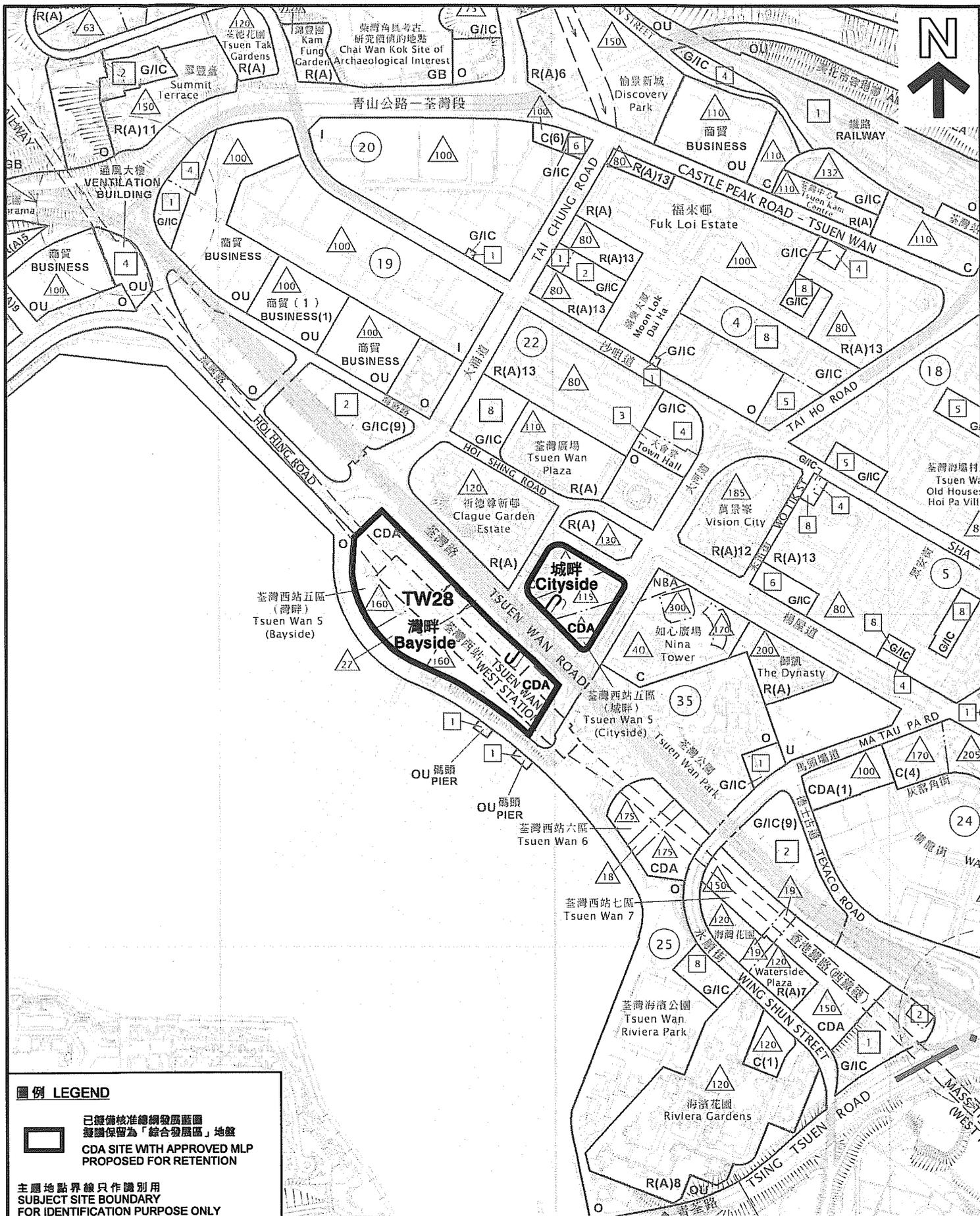
規劃署  
**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
M/UR/13/38

 **PLAN**  
37

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2012年4月20日  
展示的分區計劃大綱圖編號S/KC/26  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/KC/26 EXHIBITED ON 20.4.2012



**圖例 LEGEND**

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

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

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 TW28  
新界荃灣  
西鐵荃灣西車站地盤TW5

CDA SITE REF. No. TW28  
WEST RAIL, TSUEN WAN WEST STATION, SITE TW5,  
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署  
**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.

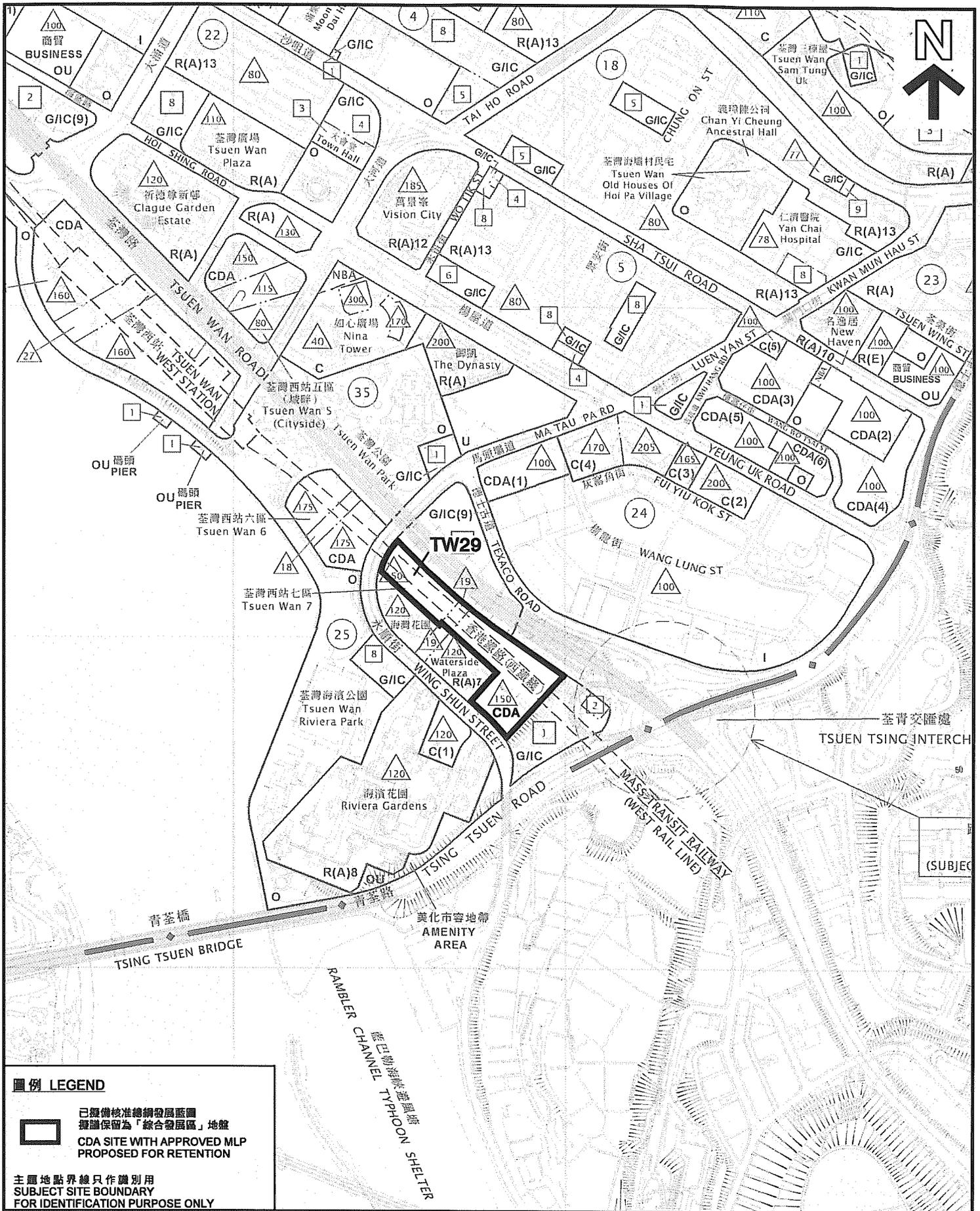
M/UR/13/39

**PLAN**

38

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2012年2月24日  
展示的分區計劃大綱圖編號S/TW/29

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/TW/29 EXHIBITED ON 24.2.2012



**圖例 LEGEND**

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

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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2012年2月24日  
展示的分區計劃大綱圖編號S/TW/29

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/TW/29 EXHIBITED ON 24.2.2012

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 TW29  
新界荃灣  
西鐵荃灣西車站地盤TW7

CDA SITE REF. No. TW29  
WEST RAIL, TSUEN WAN WEST STATION, SITE TW7,  
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT

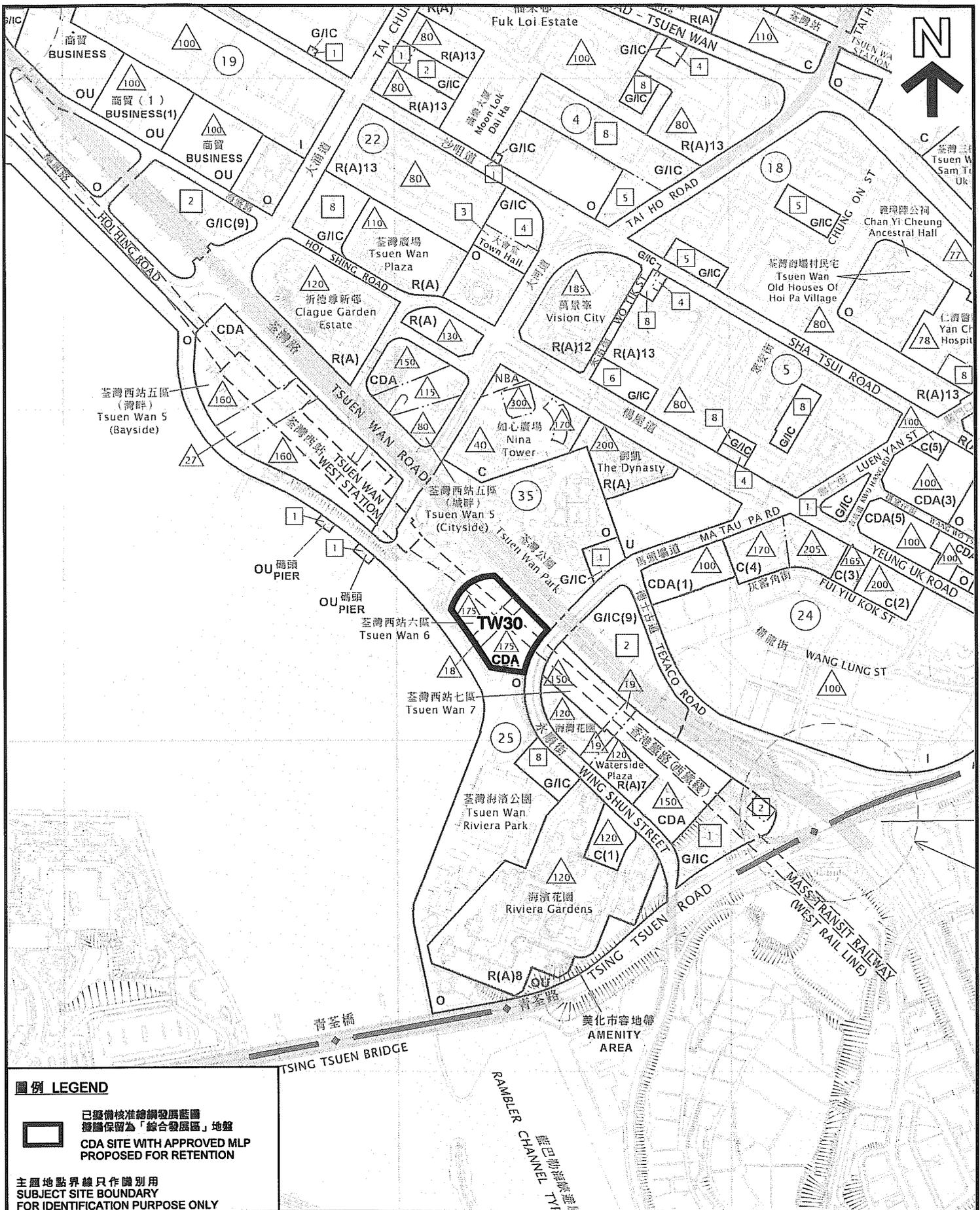


參考編號  
REFERENCE No.

M/UR/13/40

 PLAN

39



**圖例 LEGEND**

 已整備核准繪發展藍圖  
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2013年3月8日擬備，  
所根據的資料為於2012年2月24日  
展示的分區計劃大綱圖編號S/TW/29

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/TW/29 EXHIBITED ON 24.2.2012

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 TW30  
新界荃灣  
西鐵荃灣西車站地盤TW6

CDA SITE REF. No. TW30  
WEST RAIL, TSUEN WAN WEST STATION, SITE TW6,  
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT

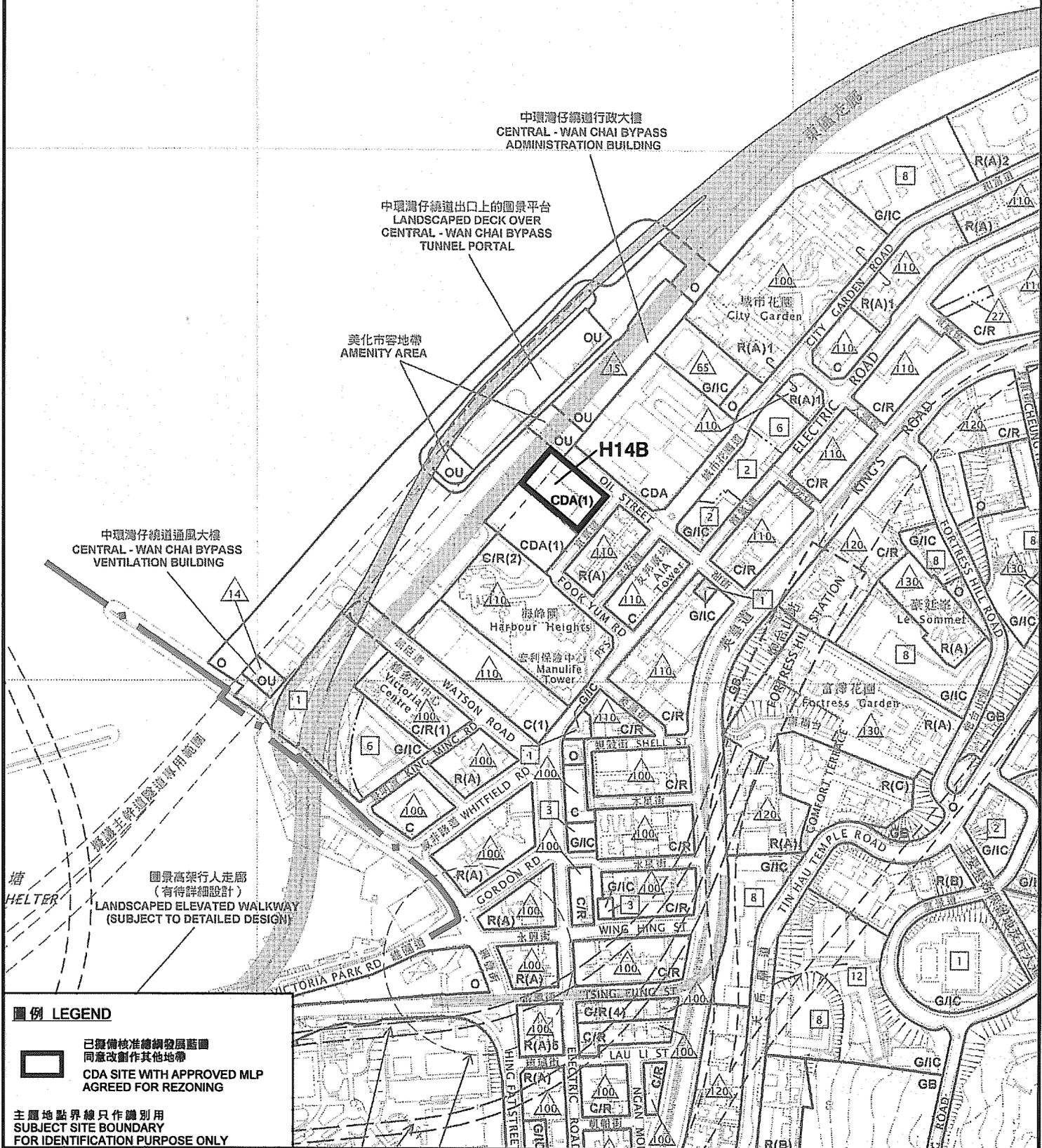


參考編號  
REFERENCE No.

M/UR/13/41

圖 PLAN

40



**圖例 LEGEND**

-  已獲備核准總綱發展藍圖  
同意改劃作其他地帶  
CDA SITE WITH APPROVED MLP  
AGREED FOR REZONING
-  主體地點界線只作識別用  
SUBJECT SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2010年11月30日  
核准的分區計劃大綱圖編號S/H8/24  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/H8/24 APPROVED ON 30.11.2010

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 H14B  
香港北角油街23號  
CDA SITE REF. No. H14B  
23 OIL STREET  
NORTH POINT, HONG KONG

SCALE 1 : 5 000 比例尺

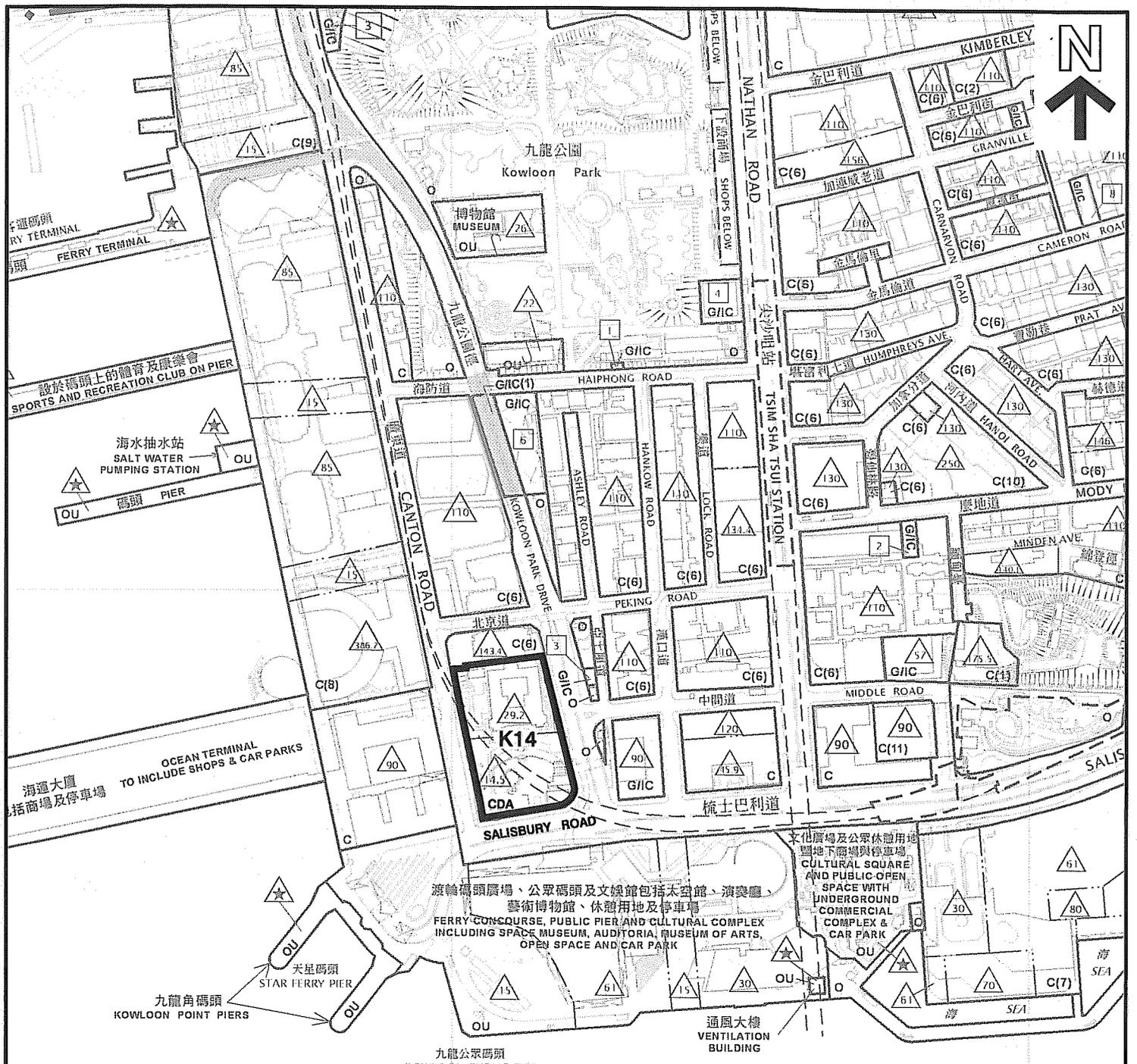
規劃署  
**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
M/UR/13/42

 **PLAN**  
41





尖沙咀  
TSIM SHA TSUI

**圖例 LEGEND**

 已獲備核准繪圖發展藍圖  
擬議改劃作其他地帶  
CDA SITE WITH APPROVED MLP  
PROPOSED FOR REZONING

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

維多利亞港  
VICTORIA HARBOUR

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K14  
九龍尖沙咀梳士巴利道  
前水警總部

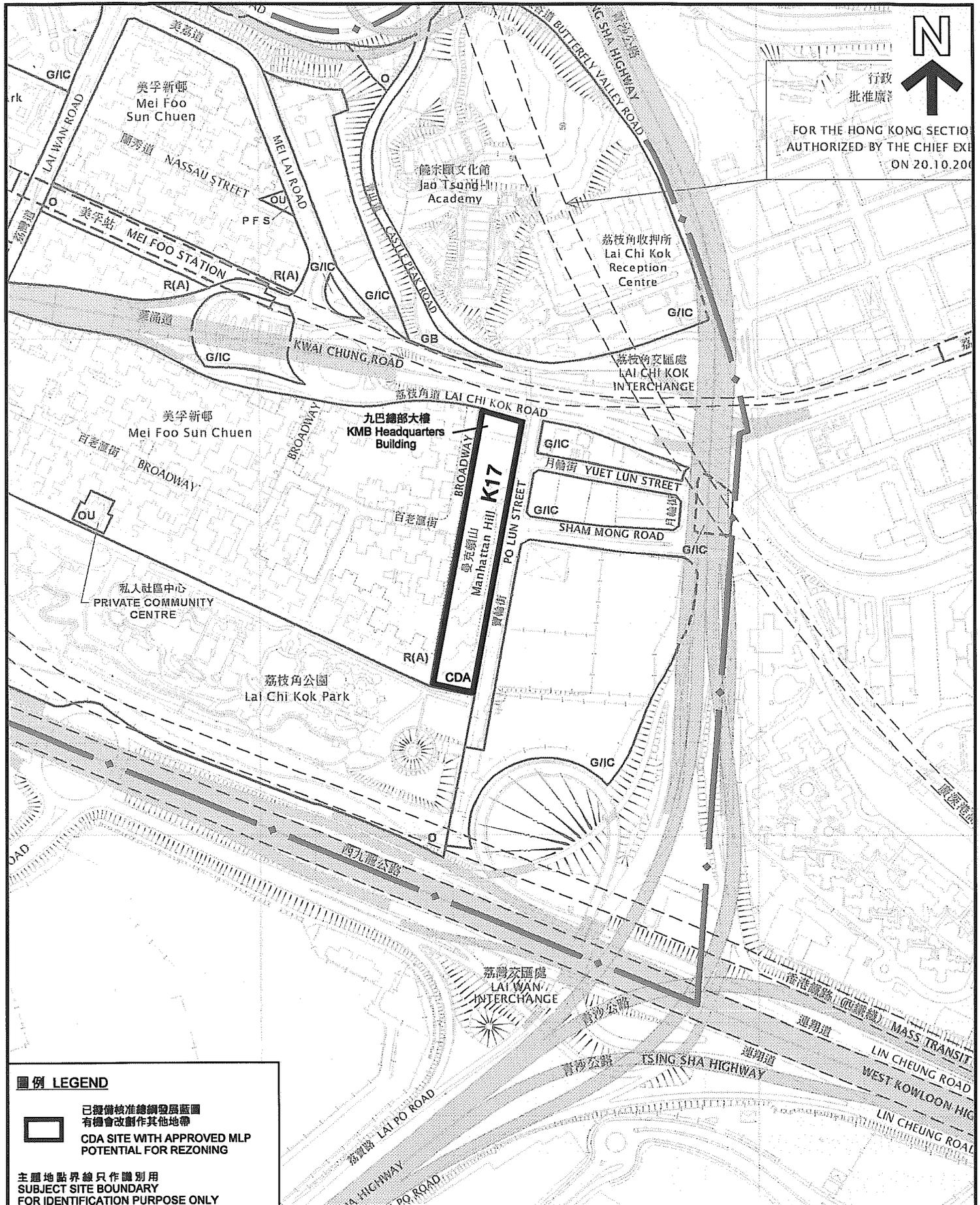
CDA SITE REF. No. K14  
FORMER MARINE POLICE HEADQUARTERS  
AT SALISBURY ROAD  
TSIM SHA TSUI, KOWLOON

SCALE 1:5 000 比例尺

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2013年1月4日  
展示的分區計劃大綱圖編號S/K1/27  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
SK1/27 EXHIBITED ON 4.1.2013

規劃署  
PLANNING  
DEPARTMENT 

參考編號  
REFERENCE No.  PLAN  
M/UR/13/44 43



行政  
批准  
FOR THE HONG KONG SECTION  
AUTHORIZED BY THE CHIEF EXECUTIVE OFFICER  
ON 20.10.2012

**圖例 LEGEND**

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

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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2012年12月28日  
展示的分區計劃大綱圖編號S/K16/15  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K16/15 EXHIBITED ON 28.12.2012

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K17  
九龍荔枝角寶輪街1號  
前九龍巴士荔枝角道巴士車廠

CDA SITE REF. No. K17  
EX-KMB LAI CHI KOK BUS DEPOT  
1 PO LUN STREET  
LAI CHI KOK, KOWLOON

SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

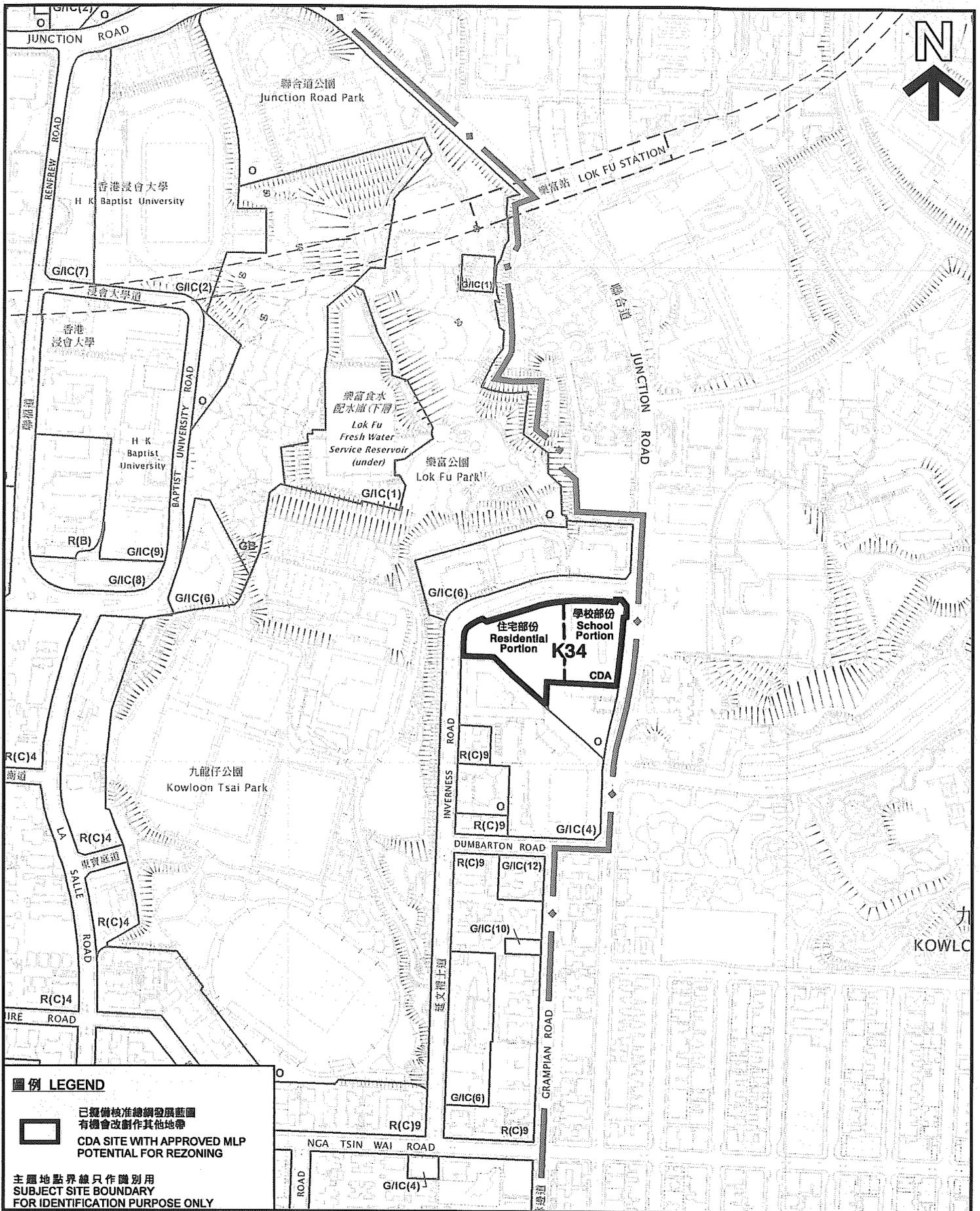


參考編號  
REFERENCE No.

M/UR/13/32

圖 PLAN

44



**圖例 LEGEND**

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

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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2013年2月15日  
展示的分區計劃大綱圖編號S/K18/17  
EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K18/17 EXHIBITED ON 15.2.2013

**平面圖 SITE PLAN**

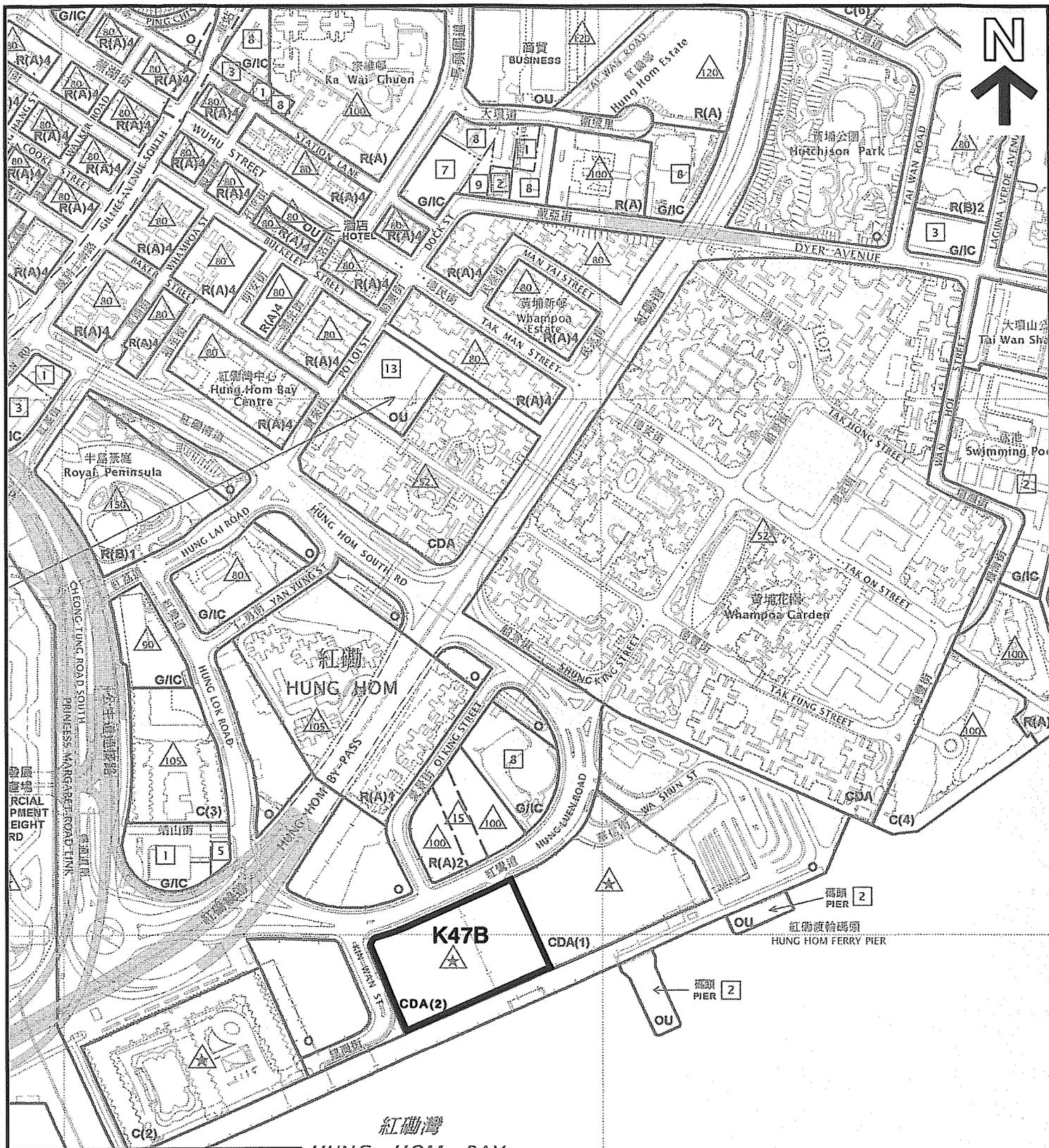
綜合發展區地盤參考編號 K34  
九龍九龍塘  
擬議的延文禮士道擴展部分以南  
和聯合道以西交匯處  
CDA SITE REF. No. K34  
JUNCTION OF SOUTH OF  
PROPOSED INVERNESS ROAD EXTENSION  
AND WEST OF JUNCTION ROAD  
KOWLOON TONG, KOWLOON  
SCALE 1:5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/13/36

圖 PLAN  
45



紅磡灣  
HUNG HOM BAY

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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2010年10月5日  
核准的分區計劃大綱圖編號S/K9/24

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K9/24 APPROVED ON 5.10.2010

平面圖 SITE PLAN

綜合發展區地盤參考編號 K47B  
九龍紅磡紅磡道和建灣街交匯處

CDA SITE REF. No. K47B  
J/O HUNG LUEN ROAD AND KIN WAN STREET  
HUNG HOM, KOWLOON

SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

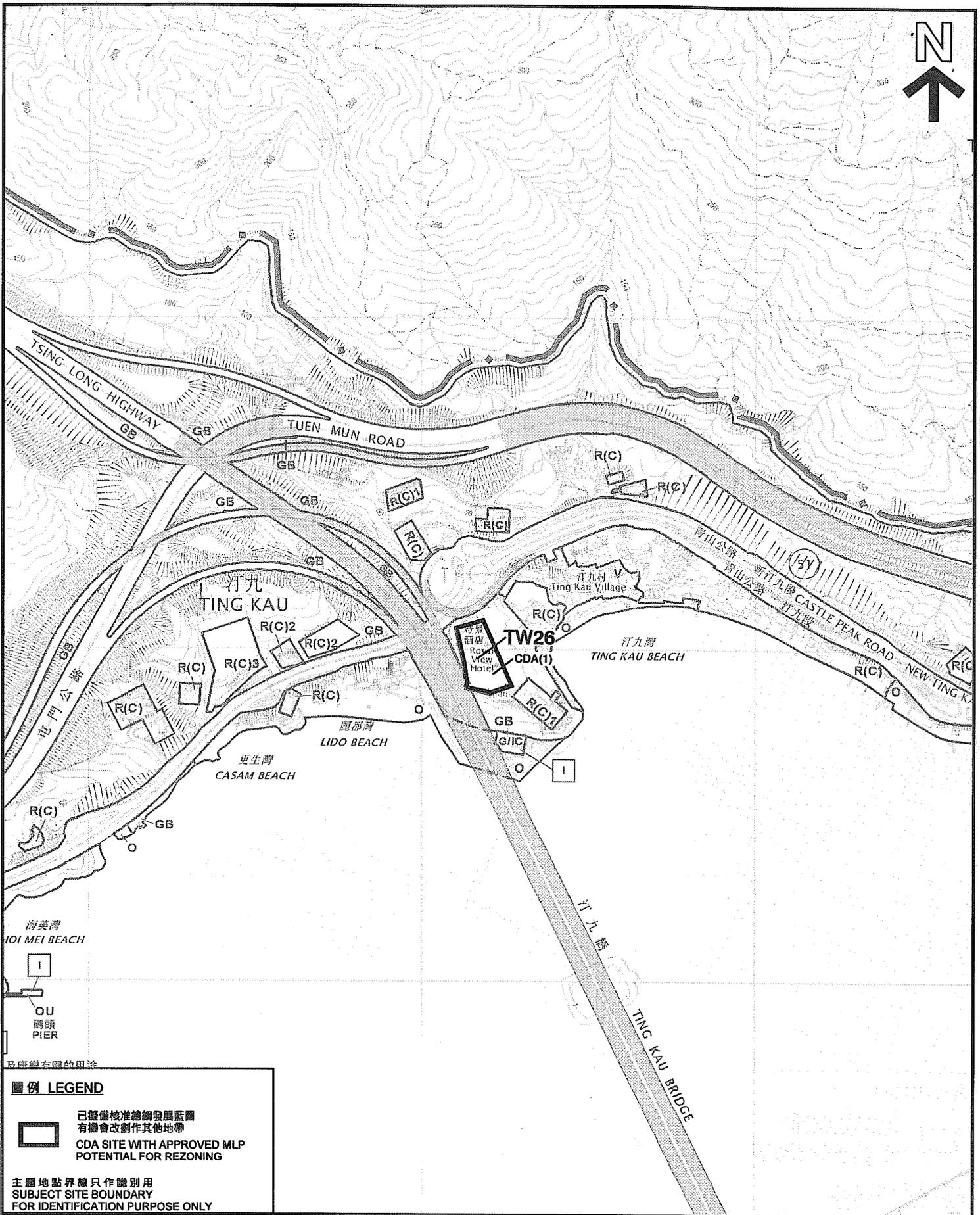


參考編號  
REFERENCE No.

M/UR/13/19

圖 PLAN

46



**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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2012年12月4日  
核准的分區計劃大綱圖編號S/TWW/19

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/TWW/19 APPROVED ON 4.12.2012

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 TW26  
新界汀九荃灣內地段第5號及  
丈量約份第399約地段第429號

CDA SITE REF. No. TW26  
TW15 & LOT 429 IN DD 399  
TING KAU, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

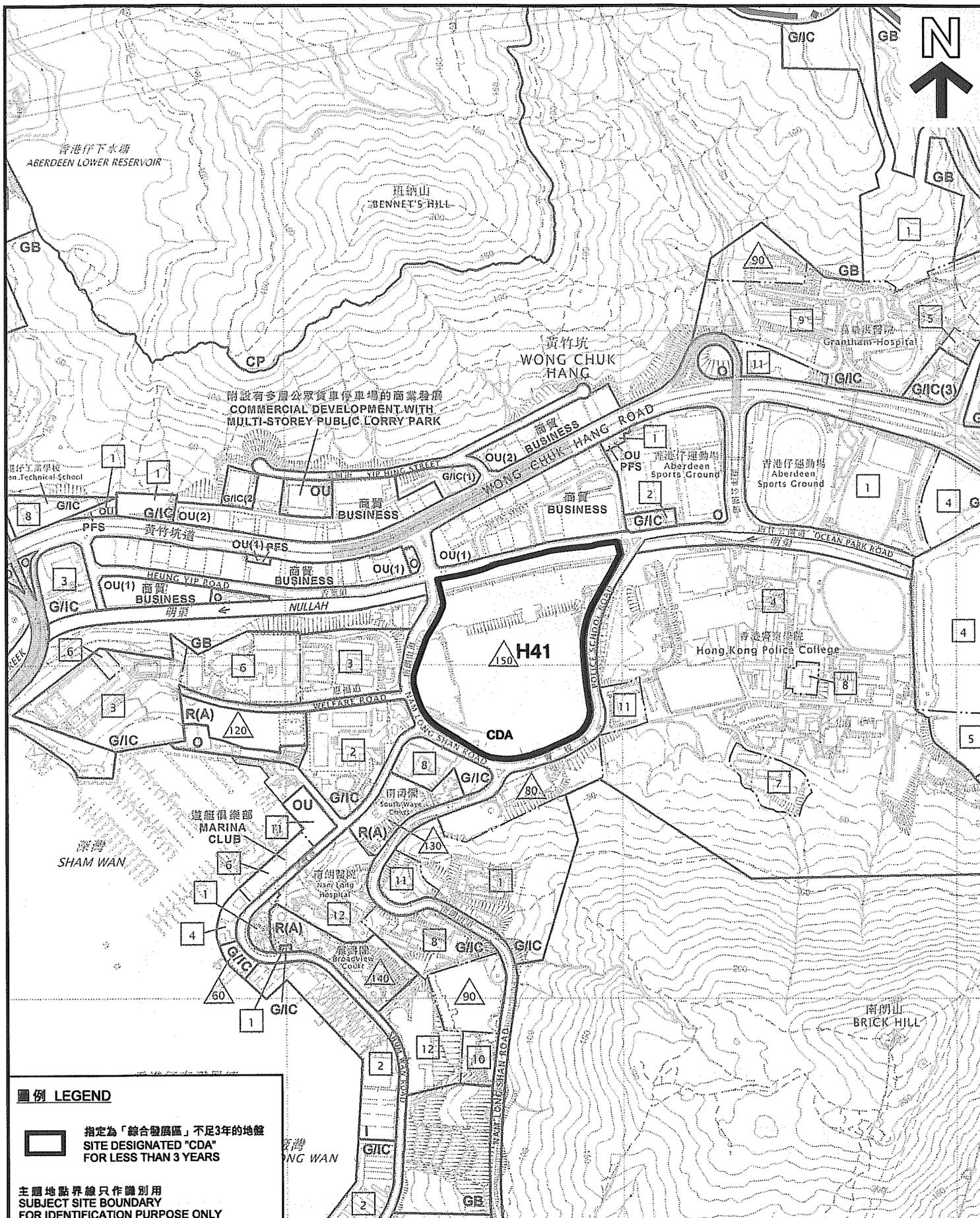
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/13/45

圖 PLAN

47



**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2013年3月8日擬備，  
所根據的資料為於2011年5月3日  
核准的分區計劃大綱圖編號S/H15/27

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/H15/27 APPROVED ON 3.5.2011

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 H41  
香港香港仔及鴨脷洲  
前黃竹坑邨

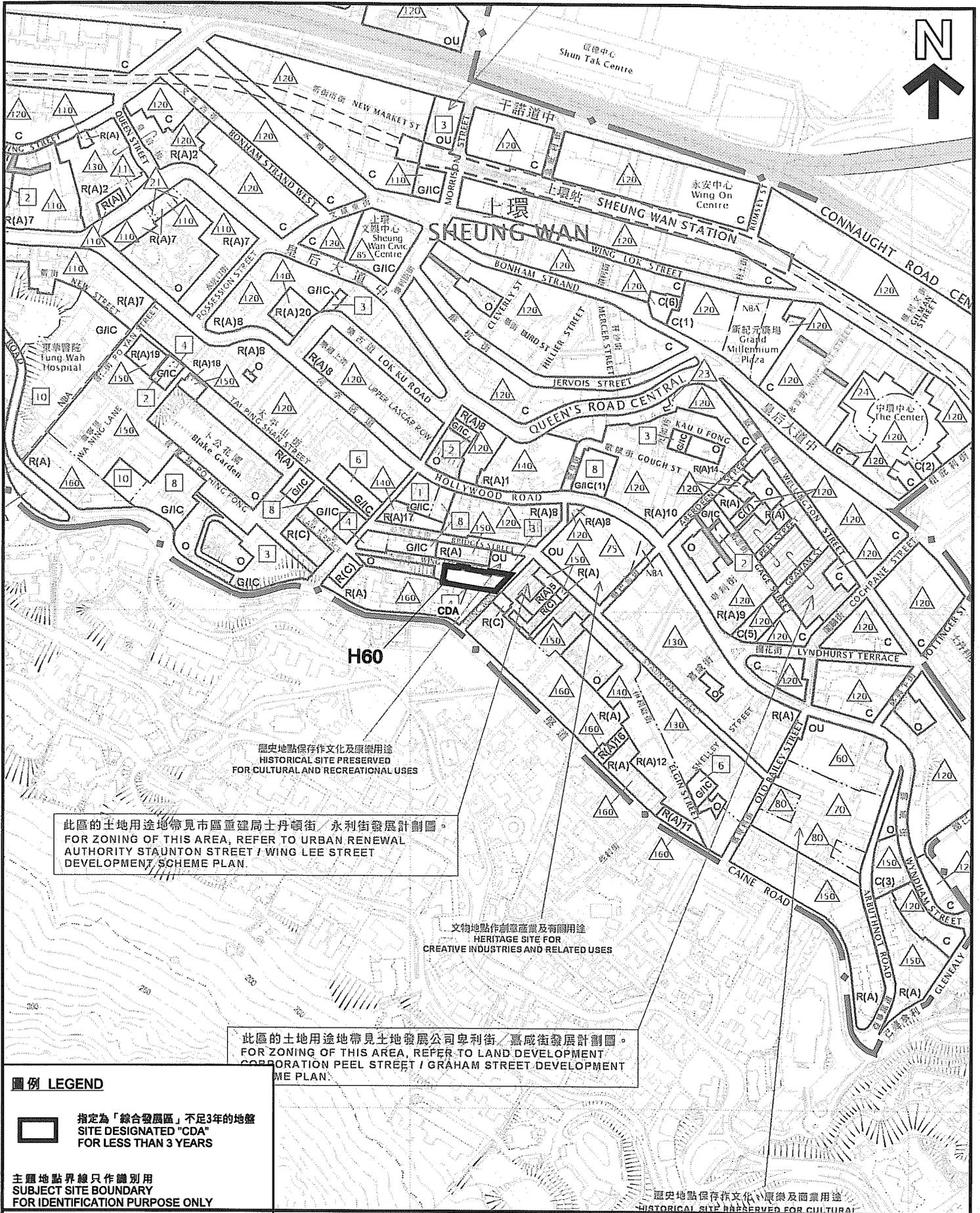
CDA SITE REF. No. H41  
EX-WONG CHUK HANG ESTATE  
ABERDEEN & AP LEI CHAU, HONG KONG

SCALE 1 : 7 500 比例尺

規劃署  
**PLANNING  
DEPARTMENT**



參考編號 REFERENCE No.	 <b>PLAN</b>
M/UR/13/46	
	48



歷史地點保存作文化及康樂用途  
 HISTORICAL SITE PRESERVED  
 FOR CULTURAL AND RECREATIONAL USES

此區的土地用途地帶見市區重建局士丹頓街／永利街發展計劃圖。  
 FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL  
 AUTHORITY STAUNTON STREET / WING LEE STREET  
 DEVELOPMENT SCHEME PLAN.

文物地點作創意產業及有關用途  
 HERITAGE SITE FOR  
 CREATIVE INDUSTRIES AND RELATED USES

此區的土地用途地帶見土地發展公司卑利街／葛咸街發展計劃圖。  
 FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT  
 CORPORATION PEEL STREET / GRAHAM STREET DEVELOPMENT  
 SCHEME PLAN.

**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 H60  
 香港上環永利街1-12號和城皇街17及19號

CDA SITE REF. No. H60  
 1-12 WING LEE STREET AND  
 17 & 19 SHING WONG STREET  
 SHEUNG WAN, HONG KONG

SCALE 1 : 5 000 比例尺

規劃署  
**PLANNING  
 DEPARTMENT**

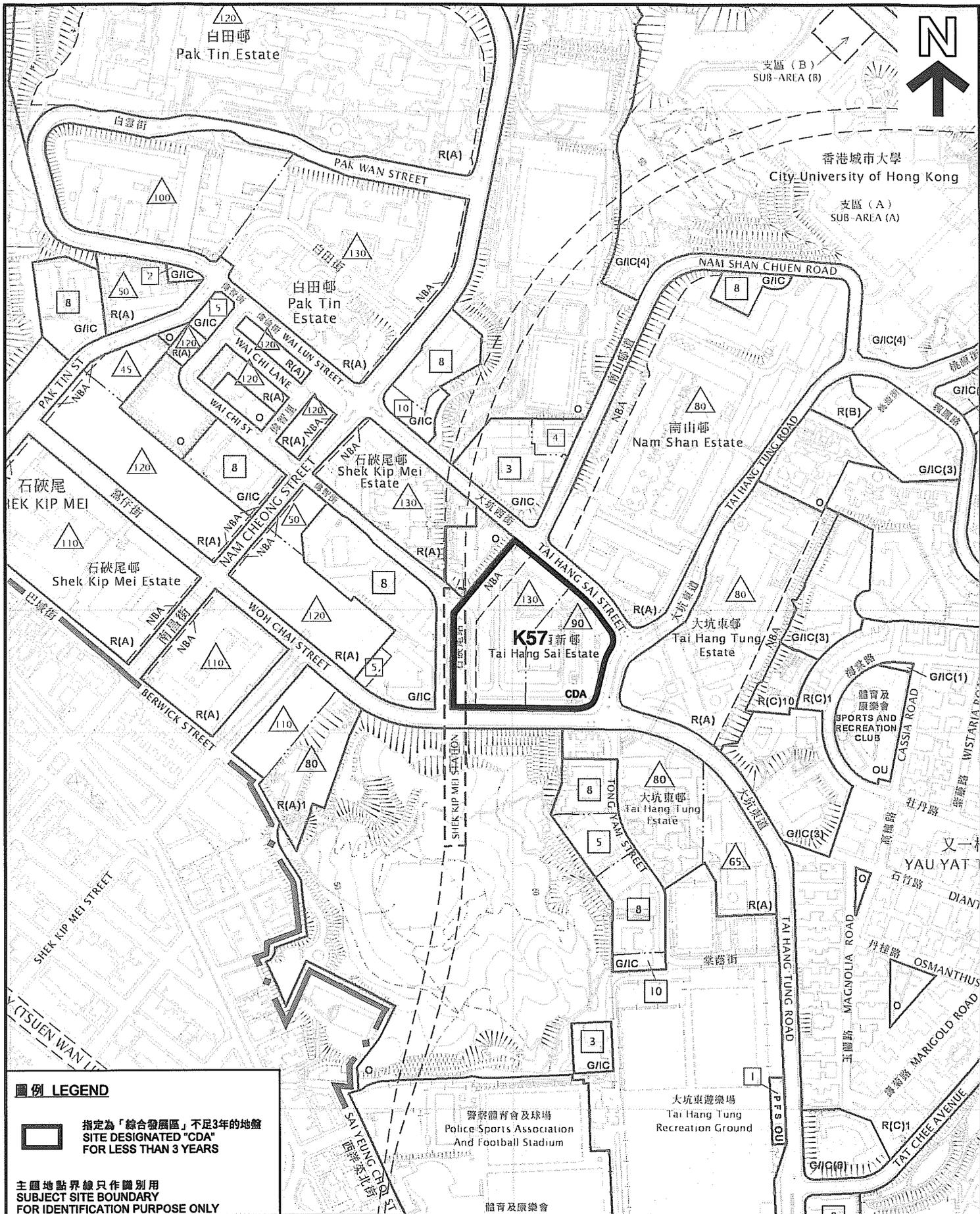


參考編號  
 REFERENCE No.  
 M/UR/13/124

 **PLAN**  
 49

本摘要圖於2013年3月8日撥備，  
 所根據的資料為於2012年10月12日  
 展示的分區計劃大綱圖編號S/H3/28

EXTRACT PLAN PREPARED ON 8.3.2013  
 BASED ON OUTLINE ZONING PLAN No.  
 S/H3/28 EXHIBITED ON 12.10.2012



**圖例 LEGEND**

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

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

本摘要圖於2013年3月8日撥備，  
所根據的資料為於2012年6月5日  
核准的分區計劃大綱圖編號S/K4/27

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/K4/27 APPROVED ON 5.6.2012

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 K57  
九龍石硤尾  
大坑西新邨

CDA SITE REF. No. K57  
TAI HANG SAI ESTATE  
SHEK KIP MEI, KOWLOON

SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



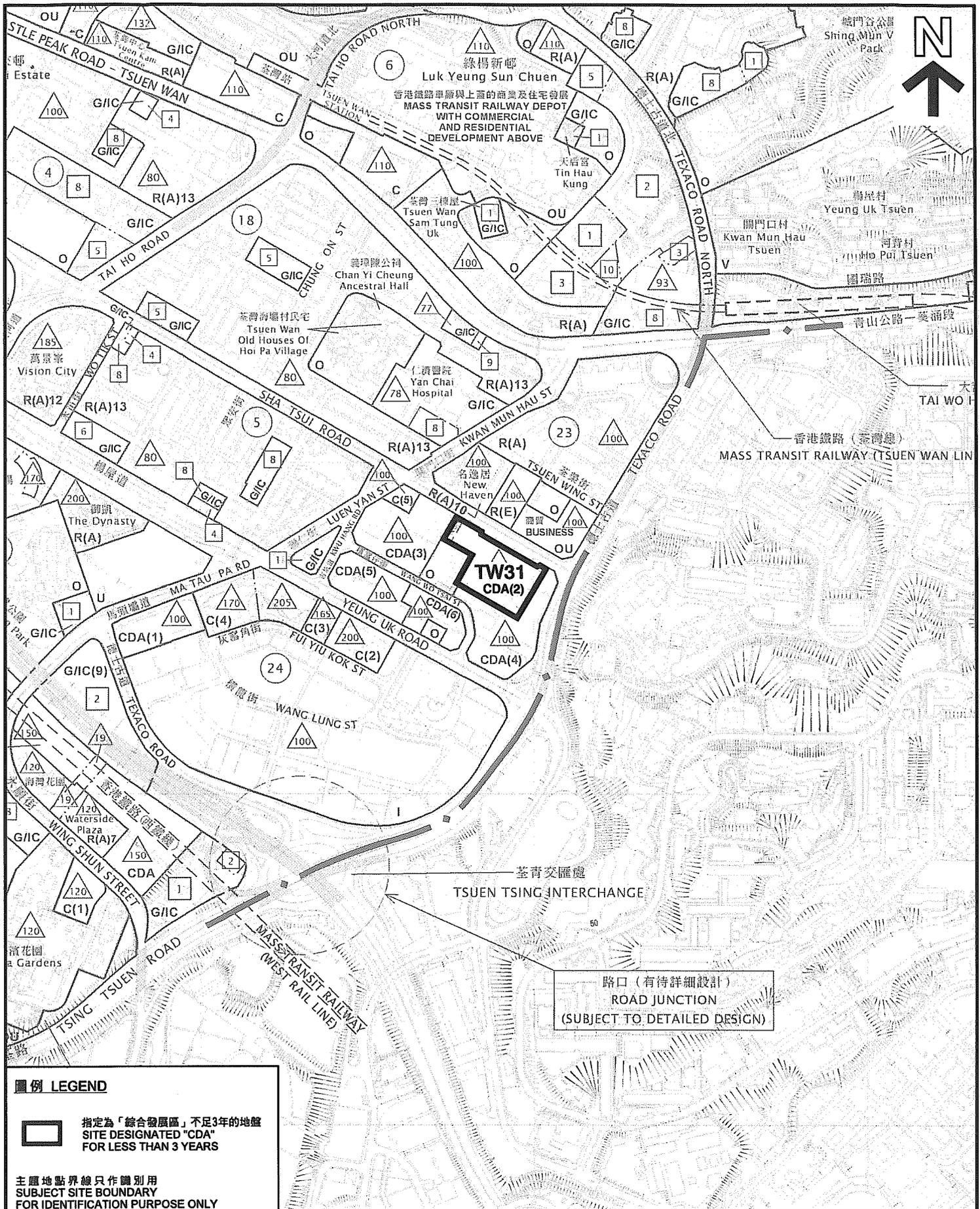
參考編號  
REFERENCE No.

M/UR/13/48

圖 PLAN

50





**圖例 LEGEND**

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

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

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

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2012年2月24日  
展示的分區計劃大綱圖編號S/TW/29

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/TW/29 EXHIBITED ON 24.2.2012

**平面圖 SITE PLAN**  
綜合發展區地盤參考編號 TW31  
新界荃灣  
沙咀道

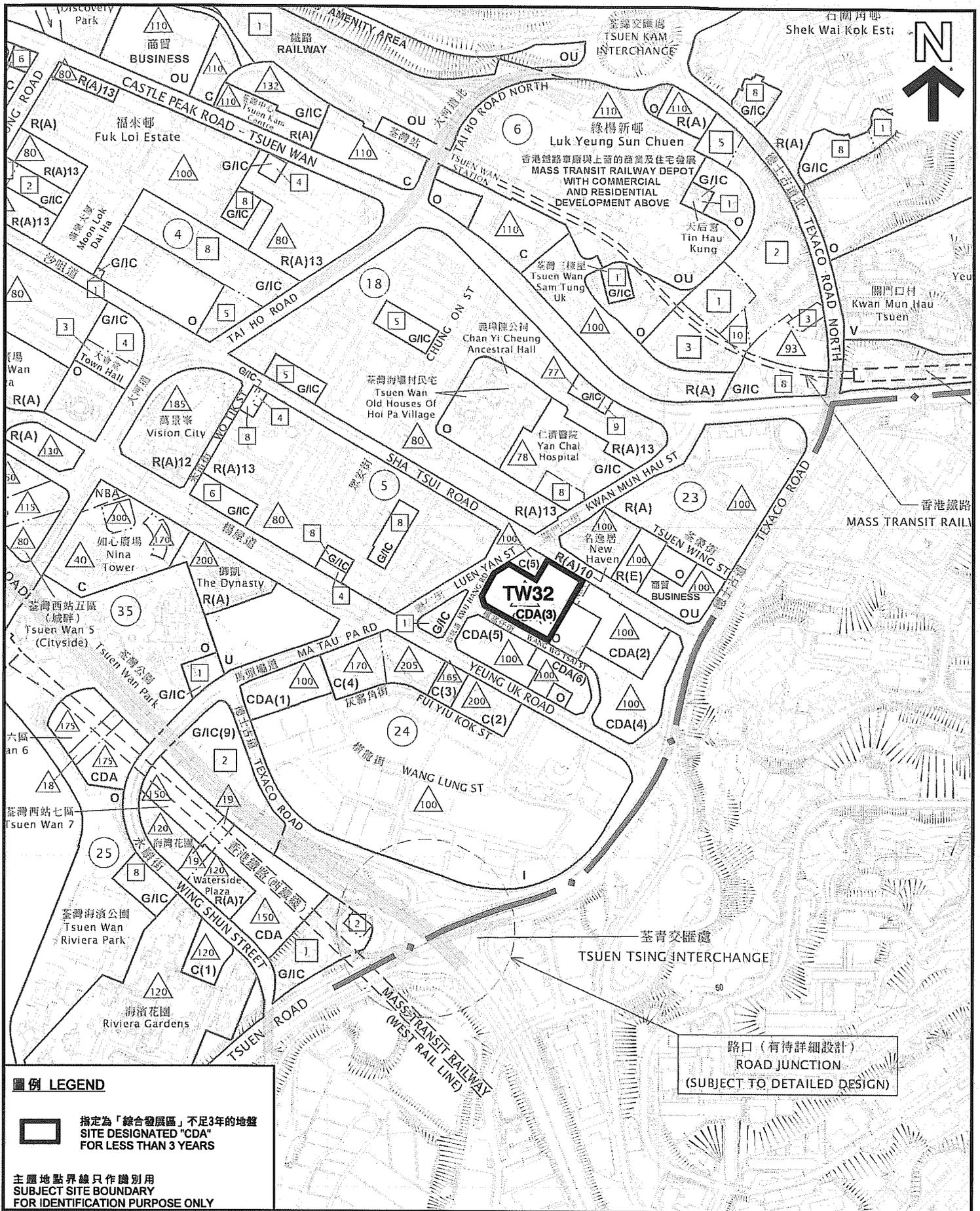
CDA SITE REF. No. TW31  
SHA TSUI ROAD  
TSUEN WAN, NEW TERRITORIES

規劃署  
**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
M/UR/13/49

圖 PLAN  
52



**圖例 LEGEND**

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

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

本摘要圖於2013年3月8日撥備，  
所根據的資料為於2012年2月24日  
展示的分區計劃大綱圖編號S/TW/29

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/TW/29 EXHIBITED ON 24.2.2012

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 TW32  
新界荃灣  
橫窩仔街以北、沙咀道及聯仁街交界處附近

CDA SITE REF. No. TW32  
NORTH OF WANG WO TSAI STREET NEAR  
THE JUNCTION OF SHA TSUI ROAD AND LUEN YAN STREET  
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

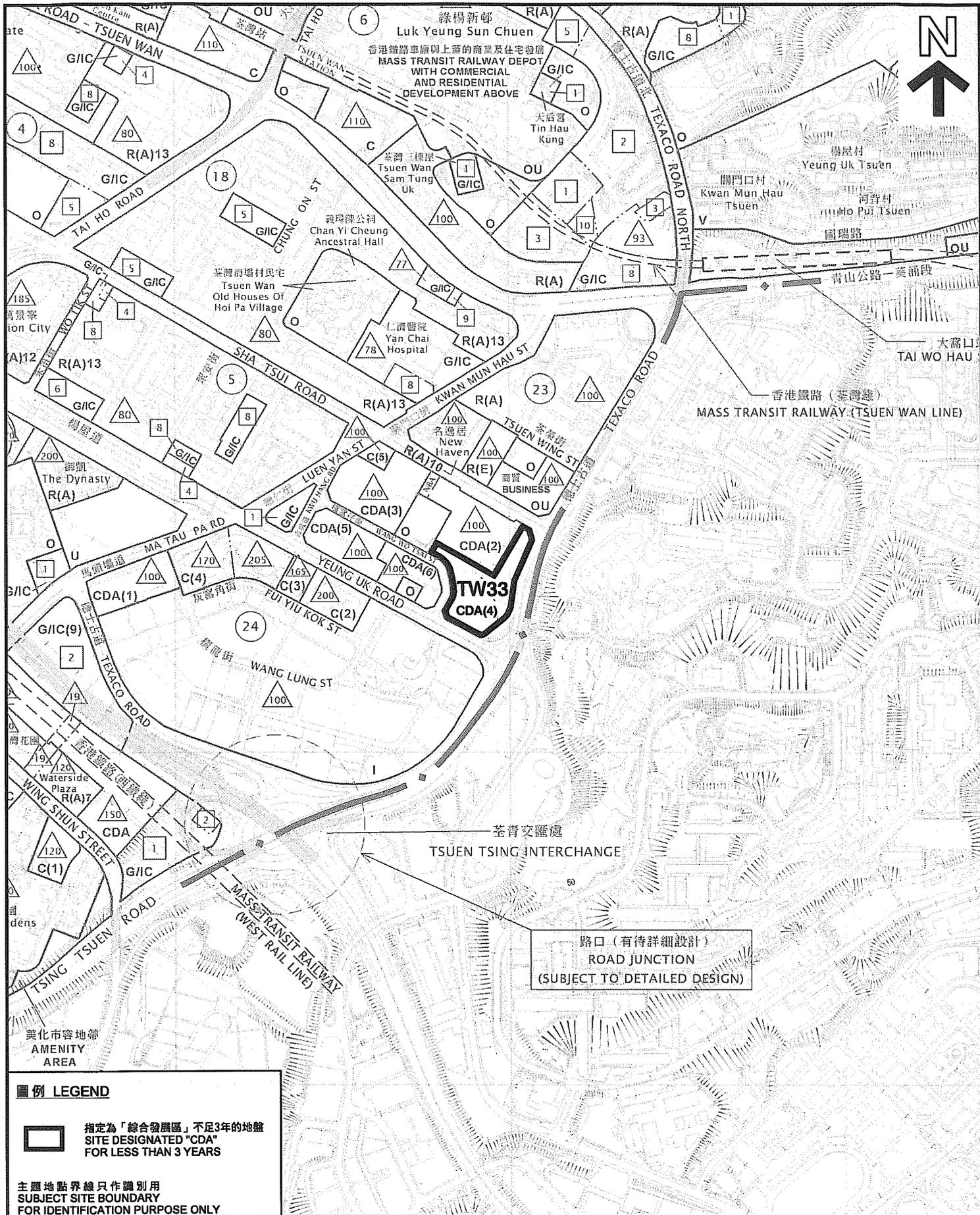
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/13/50

圖 PLAN  
53

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



**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2013年3月8日獲備，  
所根據的資料為於2012年2月24日  
展示的分區計劃大綱圖編號S/TW/29

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/TW/29 EXHIBITED ON 24.2.2012

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 TW33  
新界荃灣  
橫窩仔街的東北、楊屋道及德士古道交界處

CDA SITE REF. No. TW33  
NORTH-EAST OF WANG WO TSAI STREET AT  
THE JUNCTION OF YEUNG UK ROAD AND TEXACO ROAD  
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/UR/13/51

圖 PLAN

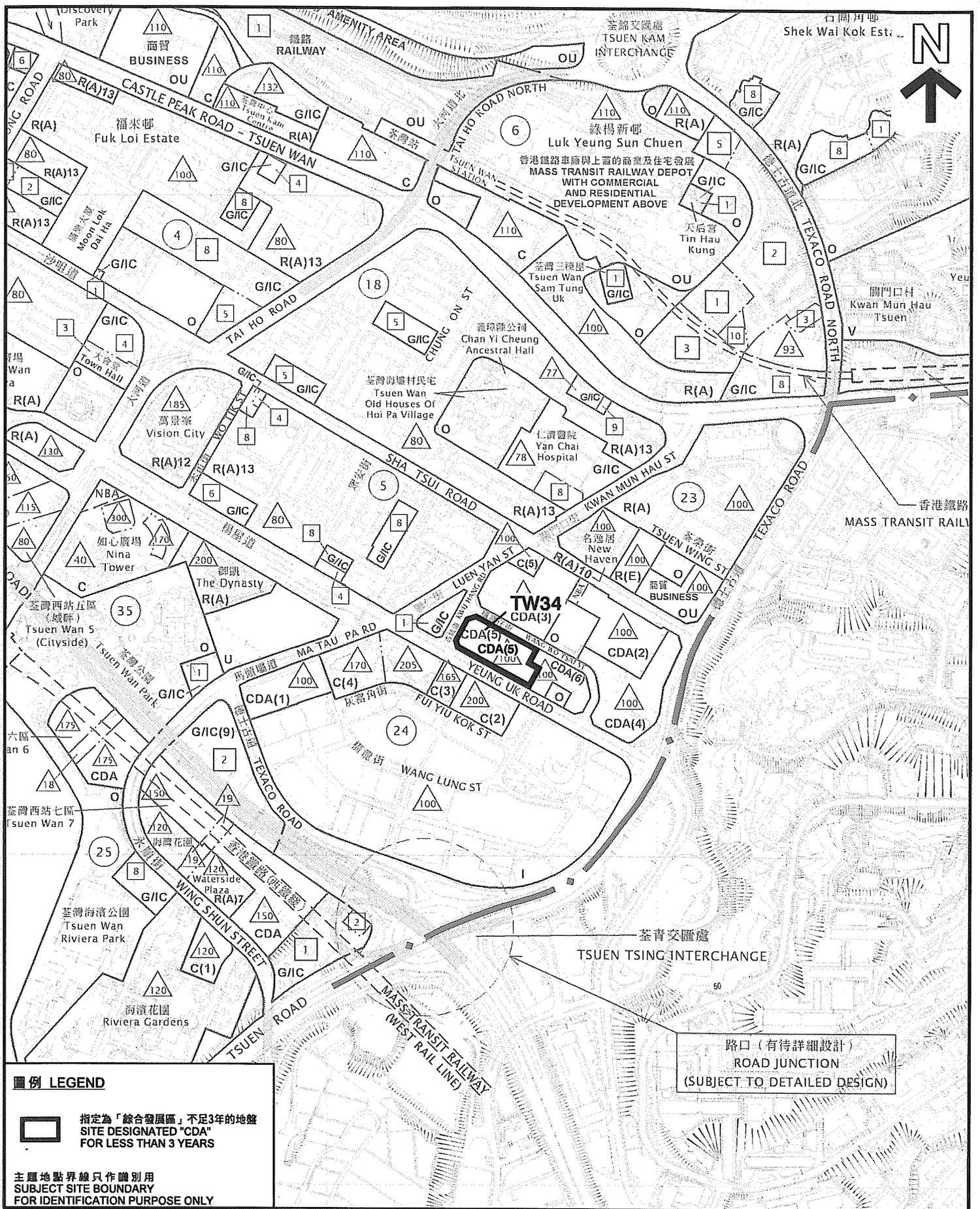
54

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

荃青交匯處  
TSUEN TSING INTERCHANGE

香港鐵路 (荃灣綫)  
MASS TRANSIT RAILWAY (TSUEN WAN LINE)

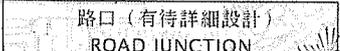




**圖例 LEGEND**

 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

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

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 TW34  
新界荃灣  
橫窩仔街以南、楊屋道及古坑道交界處

CDA SITE REF. No. TW34  
SOUTH OF WANG WO TSAI STREET AT  
THE JUNCTION OF YEUNG UK ROAD AND KWU HANG ROAD  
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT

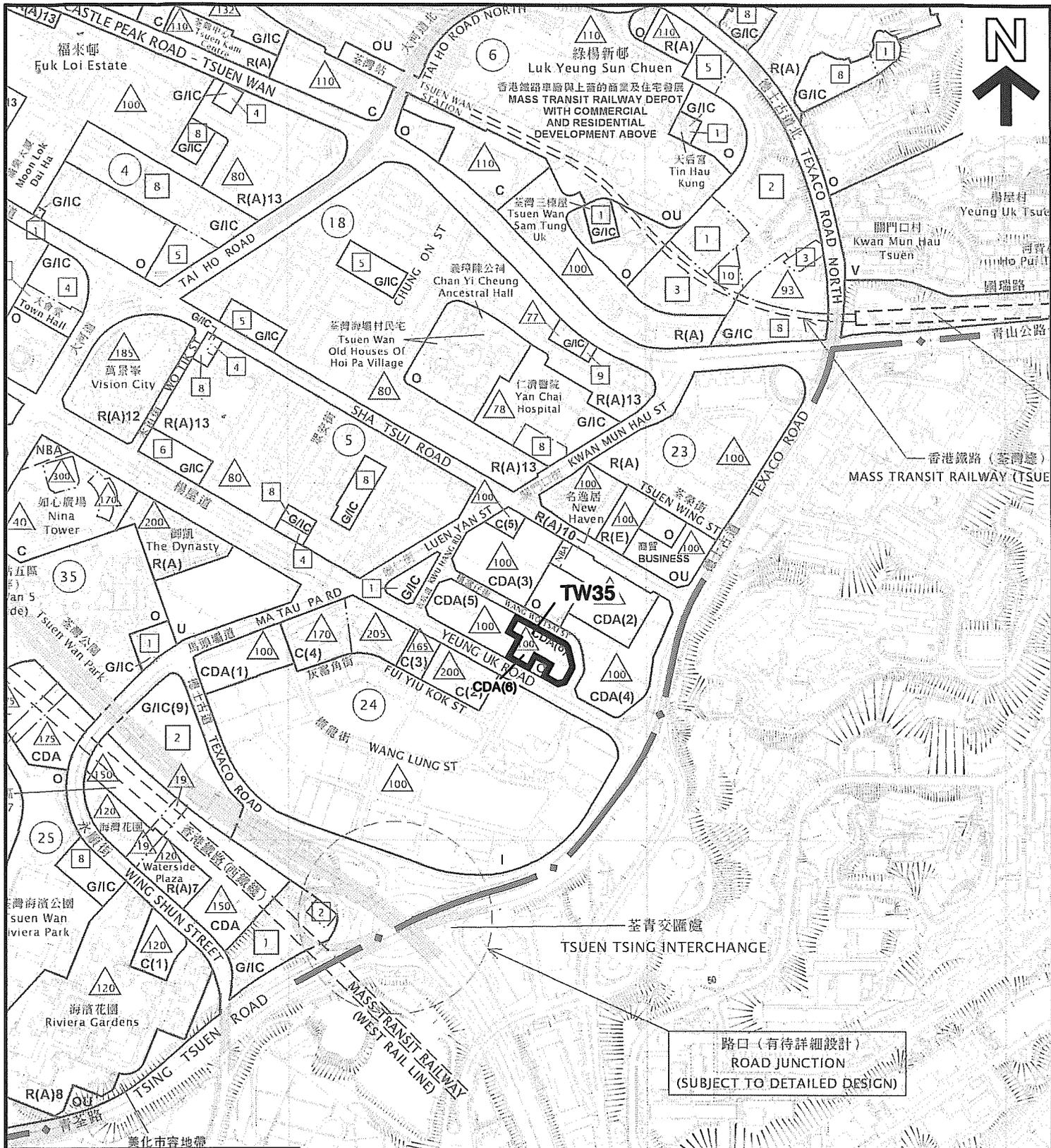


參考編號  
REFERENCE No.  
M/UR/13/52

圖 PLAN  
55

本摘要圖於2013年3月8日擬備，  
所根據的資料為於2012年2月24日  
展示的分區計劃大綱圖編號S/TW/29

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/TW/29 EXHIBITED ON 24.2.2012



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

**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

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

本摘要圖於2013年3月8日擬備，  
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展示的分區計劃大綱圖編號S/TW/29

EXTRACT PLAN PREPARED ON 8.3.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/TW/29 EXHIBITED ON 24.2.2012

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 TW35  
新界荃灣  
橫窩仔街以南及楊屋道以北

CDA SITE REF. No. TW35  
SOUTH OF WANG WO TSAI STREET AND  
NORTH OF YEUNG UK ROAD  
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.

M/UR/13/53



圖 PLAN  
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