

COMPREHENSIVE DEVELOPMENT AREA

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|-----------------------------------|---|
| | Ambulance Depot ^{\$} |
| | Commercial Bathhouse/Massage Establishment ^{\$} |
| | Eating Place ^{\$} |
| | Educational Institution ^{\$} |
| | Exhibition or Convention Hall ^{\$} |
| | Flat ^{\$} |
| | Government Refuse Collection Point ^{\$} |
| | Government Use (not elsewhere specified) ^{\$} |
| | Hospital ^{\$} |
| | Hotel ^{\$} |
| | House ^{\$} (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes +) |
| | Information Technology and Telecommunications Industries ^{\$} |
| | Institutional Use (not elsewhere specified) ^{\$} |
| | Library ^{\$} |
| | Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances ^{\$} |
| | Off-course Betting Centre ^{\$} |
| | Office ^{\$} |
| | Petrol Filling Station ^{\$} |
| | Pier ^{\$} |
| | Place of Entertainment ^{\$} |
| | Place of Recreation, Sports or Culture ^{\$} |
| | Private Club ^{\$} |
| | Public Clinic ^{\$} |
| | Public Convenience ^{\$} |
| | Public Transport Terminus or Station ^{\$} |
| | Public Utility Installation ^{\$} |
| | Public Vehicle Park (excluding container vehicle) ^{\$} |
| | Recyclable Collection Centre ^{\$} |
| | Religious Institution ^{\$} |
| | Residential Institution ^{\$} |
| | Research, Design and Development Centre ^{\$} |
| | School ^{\$} |
| | Shop and Services ^{\$} |
| | Social Welfare Facility ^{\$} |
| | Training Centre ^{\$} |
| | Utility Installation for Private Project ^{\$} |

\$ Uses within the "CDA" zone to be added or deleted according to the planning intention of individual sites. Uses added only where appropriate.

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

+ *The remarks in brackets to be added in rural OZPs only*

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
- (x) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

Note: The assessment reports to be submitted should reflect the specific requirements of individual CDAs.