

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

MPC Paper No. 7/19

**For Consideration by
the Metro Planning Committee on 17.5.2019**

**Review of Sites Designated “Comprehensive Development Area”
on Statutory Plans in the Metro Area for the Years 2017/2019**



THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 311

PROBLEM SET 1

Due: Monday, September 10, 2012

**Review of Sites Designated “Comprehensive Development Area”
on Statutory Plans in the Metro Area for the Years 2017/2019**

1. PURPOSE

The purpose of this Paper is to brief the Metro Planning Committee (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 years 2017/2019 (i.e. 1.4.2017 to 31.3.2019). 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. The Board further agreed on 21.5.1999 that the review of the “CDA” sites designated for more than 3 years should be conducted on an annual basis. During the consideration of the CDA Review on 22.5.2015, the Committee noted that the progress of implementation of “CDA” developments in a year’s time might not be significant and considered that the review of “CDA” sites could be carried out biennially instead of annually in order to streamline the workflow and save the resources. Upon agreement by the Board on 1.4.2016, the Town Planning Board Guidelines were further revised to specify that the review of the “CDA” sites designated for more than 3 years should be conducted on a biennial basis. The last CDA Review was conducted on 9.6.2017.

3. CURRENT SITUATION

3.1 There are a total of 64 “CDA” sites in the Metro Area by the end of March 2019, excluding the 10 “CDA” sites that fall within the Development Scheme Plans prepared by the Urban Renewal Authority (URA) or the then Land Development Corporation. The current review has examined all the 64 “CDA” sites that have been designated for more than 3 years (**Plans 1 to 3**), as follows:

(a) “CDA” Sites with no Approved Master Layout Plan (MLP)	20
(b) “CDA” Sites with Approved MLP	44
Total	64

4. THE REVIEW

4.1 “CDA” Sites with No Approved MLP (Total: 20)

Sites Proposed for Retention (Total: 14)

4.1.1 There are a total of 20 “CDA” sites designated for more than 3 years with no approved MLP, 14 of them are proposed for retention (**Appendix I**) and the status of these sites are summarised as follows:

- (a) 6 sites with planning briefs recently approved, under preparation or to be prepared (H 28, H 61, K 55 and K 59 to K 61) (**Plans 4, 5, 10 and 11**);
- (b) 7 sites are subject to traffic/environmental/visual impacts and/or industrial/residential interface issues which have to be properly addressed (K 30, K 40, K 42, K 68, K 70, TW 2 and TW 23) (**Plans 6 to 8 and 12 to 14**); and
- (c) 1 site is related to preservation of historical building (K 52) (**Plan 9**).

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 14 sites are at **Appendix I**.

Sites Subject to Review (Total: 6)

4.1.3 The following 6 “CDA” sites with no approved MLP are subject to review on the zoning, site boundary and/or development intensity/restriction. Details of the sites are at **Appendix II** and summarised as follows:

- (a) H 60 (**Plan 15**) was excised from the URA Staunton Street/Wing Lee Street Development Scheme Plan and zoned “CDA” on 8.7.2011 with the planning intention of preserving the existing character and ambience of the area. It covers the existing tenement buildings (built in the late 1950’s) on Wing Lee Street and Shing Wong Street. As it was announced in the 2018 Policy Address that the URA will carry out further study to revitalise the Staunton Street/Wing Lee Street project, which is adjacent to the subject CDA site, it is considered appropriate to review the land use zoning of this CDA site in one go so as to create synergy with the URA’s revitalisation proposal;
- (b) K 31 (**Plan 16**) is located at the junction of Kowloon City Road and Ma Tau Kok Road which is commonly known as “13 Streets” under multiple ownership. The planning intention is to 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 industrial/residential interface problems. To facilitate redevelopment in the area, the then Kowloon City District Urban Renewal Forum (KC DURF) has proposed to subdivide the “CDA” into 2 or 3 “CDAs” so as to reduce the difficulty in land assembly for redevelopment. As a large number of owners, tenants and business operators will be affected, the Administration is assessing the appropriate implementation mechanism to facilitate redevelopment of the site;

- (c) K 54 (**Plan 17**) is located at the junction of Ma Tau Kok Road and To Kwa Wan Road which is under multiple ownership. It is located at the waterfront of Ma Tau Kok intended for residential development with retail facilities. In view of the prominent waterfront location and to ensure the provision of a continuous promenade from Ma Tau Kok/To Kwa Wan to Kai Tak, a 20m-wide promenade is required within the site. To facilitate redevelopment in the area, the then KC DUF has proposed to subdivide the “CDA” into 2 “CDAs”, and the plot ratio (PR) for the “CDA” zone covering the existing residential portion, which is commonly known as “5 Streets”, was proposed to be relaxed from 5 to 6.5 to provide incentive for redevelopment. The Administration is assessing the appropriate implementation mechanism to facilitate redevelopment of the site; and
- (d) TW 37 to TW 39 (**Plan 18**) are located at the northern part of the Tsuen Wan East Industrial Area, which were previously zoned “Industrial” (“I”) since the first statutory plan of Tsuen Wan. The 2009 Area Assessments of Industrial Land in the Territory (the 2009 Area Assessments) recommended to rezone this area for comprehensive residential development with commercial facilities and open space provision to give impetus for landuse restructuring and upgrading the Tsuen Wan East area. Subsequently, five sites (TW 35 to TW 39) were rezoned to “CDA(2)” to “CDA(6)” respectively in December 2010, subject to a maximum PR of 5.0, of which a minimum PR of 4.5 shall be for domestic use. Although the planning intention to retain this area for comprehensive development remains unchanged, the PR restriction as currently set out cannot cater for partial/wholesale conversion for non-domestic use for the lifetime of the existing building. Suitable amendments to the Notes for “CDA(4)” to “CDA(6)” zones under TW 37 to TW 39 will be considered to allow flexibility in optimizing the use of existing industrial buildings.

4.2 “CDA” Sites with Approved MLP (Total: 44)

Sites Proposed for Retention (Total: 28)

- 4.2.1 There are a total of 44 “CDA” sites designated for more than 3 years with approved MLP, 28 of which are proposed for retention (**Appendix III**). These “CDA” sites either have some progress in preparatory work prior to building construction or are at various stages of building construction and implementation. Retention of the “CDA” designations for the following sites is considered necessary to ensure that they will be implemented in accordance with the approved MLPs and approval conditions. Detailed justifications for the proposed retention of these sites are summarised as follows:
- (a) 15 sites with building plans approved while construction work has yet to commence or is at different stages of construction (H 7, H 19, H 23, H 29, H 35, H 39, H 58, K 19, K 25, K 26, K 29, K 41, K 56, K 71 and TW 40) (**Plans 19, 20, 22 to 25, 27, 31 to 33, 35, 37, 38, 41 and 43**);
- (b) 8 sites with building plans yet to be approved (H 59, K 27, K 39, K 64, K 65, K 66, K 69 and TW 1) (**Plans 28, 34, 36, 39, 40, 41 and 42**);
- (c) 1 site being a Government project subject to the Public Works Programme (H 21) (**Plan 21**);

- (d) 3 sites with building plans for portion(s) of the site approved while construction work has yet to commence or has been completed (H 54 & H 55, K 13 and K 67) (**Plans 26, 30 and 41**); and
- (e) 1 site was once rezoned to “Residential (Group A)” and “Commercial” (“C”) (K 7) (**Plan 29**) on 28.4.2003. However, after consideration of the strong local objections against the rezoning amendments, the Board decided to uphold the objections and revert the site back to the original “CDA” zoning.

Site Subject to Review (Total: 1)

- 4.2.2 TW 36 (**Plan 44**) is located at the northern part of the Tsuen Wan East Industrial Area, which was previously zoned “I” since the first statutory plan of Tsuen Wan (**Appendix IV**). As mentioned in para. 4.1.3 (d), in view of the recommendations of the 2009 Area Assessments, five sites (TW 35 to TW 39) were rezoned from “I” to “CDA(2)” to “CDA(6)” respectively in December 2010, subject to a maximum PR of 5.0, of which a minimum PR of 4.5 shall be for domestic use. Given the consideration mentioned in para. 4.1.3 (d) above, suitable amendments to the Notes for “CDA(3)” zone under TW 36 will be considered to allow flexibility in optimizing the use of existing industrial buildings.

Sites already Agreed for Rezoning (Total: 6)

- 4.2.3 There are a total of 6 “CDA” sites designated for more than 3 years with approved MLP which were agreed for rezoning (**Appendix V**) in previous rounds of CDA Review. The current progress of these sites are summarized as follows:
 - (a) the Committee agreed on 18.3.2011 that the site at 23 Oil Street, North Point (H 14B) (**Plan 45**) was suitable for rezoning to “C” to reflect the planning intention of the site and the existing hotel use. Given that the office development at the adjoining site on the western part of the same “CDA(1)” zone (H 14A) (**Plan 51**) has also been completed and the proposed hotel cum residential development at the “CDA” zone to the east (H 23) (**Plan 22**) is now under implementation, rezoning of the three sites (H 14A, H 14B and H 23) could be made comprehensively in one go upon completion of the proposed development (H 23);
 - (b) the Committee agreed on 15.3.2013 to rezone the site at the Airport Railway Kowloon Station, West Kowloon Reclamation Area (K 11) (**Plan 46**) to reflect the existing residential and commercial uses. The site would be rezoned to appropriate zonings when opportunity arises;
 - (c) the development at the Former Marine Police Headquarters site in Salisbury Road (K 14) (**Plan 47**) was completed in early 2009 with occupation permit (OP) issued on 9.2.2009. All the approval conditions have been complied with. The site would be rezoned to appropriate zonings to reflect the completed hotel and commercial development and the historical value of the site when opportunity arises;
 - (d) the residential development at Pine Crest, Tai Po Road (K 24) (**Plan 48**) was completed with OP and certificate of compliance (CC) issued on 12.9.2014 and

20.11.2015 respectively, and all the approval conditions have been complied with. The site would be rezoned to appropriate zoning to reflect the completed development when opportunity arises;

- (e) the school portion of the site at the junction of Inverness Road and Junction Road (K 34) (**Plan 49**) was completed in 2007. The residential portion was completed with OP and CC issued on 18.3.2016 and 29.12.2016 respectively. All the approval conditions have been complied with. The site would be rezoned to appropriate zoning to reflect the completed development when opportunity arises; and
- (f) the comprehensive residential cum Government, Institution or Community development at MTR Tsuen Wan West Station Site TW7 (TW 29) (**Plan 50**) was completed with OP and CC issued on 19.9.2014 and on 31.3.2015 respectively, and all the approval conditions have been complied with. The site would be rezoned to appropriate zoning to reflect the completed development when opportunity arises.

Sites Proposed for Rezoning (Total: 9)

4.2.4 The developments in the following 9 sites have been completed. It is proposed to rezone the sites to appropriate zonings to reflect their as-built conditions and approved uses subject to full compliance with the approval conditions (if applicable) and when opportunity arises. Detailed justifications are at **Appendix VI** and summarised as follows:

- (a) the office development at the junction of Fook Yum Road and King Wah Road, North Point (H 14A) (**Plan 51**) was completed and the OP was issued on 7.8.2017. Compliance of approval conditions is at an advanced stage. Upon full compliance of all approval conditions, the site could be rezoned to appropriate zoning to reflect the office development in tandem with the adjacent sites (H 14B and H 23) as mentioned in paragraph 4.2.3 (a) above;
- (b) the conservation and conversion of the Chai Wan Flatted Factory Building (CWFF) (H 36) (**Plan 52**), which is a Grade 2 historic building, for public rental housing development with a view to preserving the last 'H' type factory building was completed in mid-2016, and with full compliance of all the approval conditions;
- (c) the ex-Kowloon Motor Bus (KMB) Lai Chi Kok bus depot (K 17) (**Plan 53**) consists of two private lots. The redevelopment of the southern portion into a comprehensive residential and commercial development, namely Manhattan Hill, was completed with OP issued on 12.12.2006. With regard to the existing KMB Headquarters Building in the northern portion of the CDA zone, application No. A/K16/41 for proposed eating place, office, shop and services on G/F (part) and application No. A/K16/42 for proposed shop and services, place of recreation, sports or culture and office on 6/F were approved with conditions by the Committee on 8.1.2016 and 5.2.2016 respectively. For both applications, the submission for compliance with approval condition in relation to fire services installations has been complied with. On 15.4.2019, the applicant was reminded that a revised MLP and development schedule incorporating the

proposed change of use should be submitted to comply with the approval condition. Upon full compliance of this approval condition, the site could be rezoned to appropriate zoning to reflect the development at Manhattan Hill and the KMB Headquarters Building;

- (d) a site south of Hung Luen Road, Hung Hom (K 47A) (**Plan 54**) was sold by tender in December 2011. General building plans were first approved in 2014. Construction of the development has been completed. Compliance of approval conditions is at an advanced stage. Upon full compliance of all approval conditions, the site could be rezoned to appropriate zoning in tandem with the adjacent site (K 47B);
- (e) another site at the junction of Hung Luen Road and Kin Wan Street, Hung Hom (K 47B) (**Plan 54**) was sold by tender in August 2011 and the MLP was approved with conditions by the Committee on 20.4.2012. All approval conditions have been complied with and the OP and CC were issued on 15.1.2016 and 1.6.2016 respectively. The site could be rezoned in tandem with the adjacent site (K 47A);
- (f) the hotel development in Ting Kau (TW 26) (**Plan 55**) was completed with the OP issued on 10.10.2006. With the exception of the design and provision of a pedestrian access to the existing public open space next to Lido Beach, all approval conditions have been complied with. There are some technical issues which hinder the compliance of the above approval condition. In this regard, the applicant is considering making a submission to the Committee requesting deletion of the approval condition. Upon the deletion of the said approval condition, the site could be rezoned to an appropriate zoning to reflect the completed hotel development;
- (g) the West Rail Tsuen Wan West Station TW 5 site (TW 28) (**Plan 56**), consisting of the Bayside and Cityside portions for comprehensive commercial and residential development, was completed with OPs issued on 4.6.2018 for Cityside, and 17.7.2018, 26.7.2018 and 2.11.2018 for different phases of Bayside developments. All approval conditions have been complied with;
- (h) the comprehensive residential development and public sports centre at West Rail Tsuen Wan West Station Site TW6 (TW 30) (**Plan 57**) was completed with OP issued on 16.4.2018, and with full compliance of all the approval conditions; and
- (i) the comprehensive residential development (Home Ownership Scheme development) cum social welfare facility (day care centre for the elderly) at Ex-Tai Wo Hau Factory Estate, Sha Tsui Road (TW 35) (**Plan 58**) was completed with OP issued on 13.3.2017, and with full compliance of all the approval conditions.

Questionnaires

- 4.2.5 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 2018/early 2019 in order to have a better understanding on the implementation of the sites. A total of 24 replies were received.

4.2.6 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:

	With No Approved MLP	With Approved MLP	Total
No. of Sites Proposed for Retention	14 (Appendix I)	28 (Appendix III)	42
No. of Sites Subject to Review	6 (Appendix II)	1 (Appendix IV)	7
No. of Sites Already Agreed for Rezoning	-	6 (Appendix V)	6
No. of Site Proposed for Rezoning	-	9 (Appendix VI)	9
Total number of “CDA” sites designated for more than 3 years			64

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 proposed retention of the “CDA” designation for the sites mentioned in paragraphs 4.1.1 and 4.2.1 and detailed at **Appendices I and III**;
- (c) note the sites which are subject to review mentioned in paragraphs 4.1.3 and 4.2.2 and detailed at **Appendices II and IV**;

- (d) note the agreement of the Committee to rezone the sites mentioned in paragraph 4.2.3 and detailed at **Appendix V**; and
 - (e) agree to the proposed rezoning of the sites mentioned in paragraph 4.2.4 and detailed at **Appendix VI**.
- 6.2 Should the Committee agree in-principle to the proposed rezoning of the concerned “CDA” sites, papers on the detailed rezoning proposals with development restrictions, if any, would be submitted to the Committee for consideration in due course.

ATTACHMENTS

- Appendix I** List of “CDA” Sites with No Approved MLP and Proposed for Retention
- Appendix II** List of “CDA” Sites with No Approved MLP and Subject to Review
- Appendix III** List of “CDA” Sites with Approved MLP and Proposed for Retention
- Appendix IV** List of “CDA” Sites with Approved MLP and Subject to Review
- Appendix V** List of “CDA” Sites with Approved MLP and already Agreed for Rezoning
- Appendix VI** List of “CDA” Sites with Approved MLP and Proposed 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 58** Extract Plans for Individual “CDA” Sites

Planning Department
May 2019

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

(Total: 14 – H 28, H 61, K 30, K 40, K 42, K 52, K 55, K 59, K 60, K 61, K 68, K 70, TW 2 and TW 23) (Plans 4 to 14)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Justifications for Retention
H 28 (Plan 4)	Adjacent to Man Yiu Street, Central Reclamation Phase III, Hong Kong (5.23 ha) (Government land, except a small portion under private ownership for a private utility facility)	19	<ul style="list-style-type: none"> • According to the Notes for the “CDA” zone, development on the site is subject to maximum building height (BH) restrictions 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. • According to the final recommendation of the “Urban Design Study for the New Central Harbourfront”, the subject “CDA” site will be developed as a comprehensive commercial development mainly for office and retail uses in medium-rise separate building blocks on top of a landscaped deck with provision of public open space and supporting facilities. To provide comprehensive guidance to the future developer to facilitate the preparation of master layout plan (MLP) submission, PlanD has prepared a draft planning brief (PB) setting out the broad development parameters and the planning and design requirements of the site. On 30.9.2016, the Committee agreed that the draft PB was suitable for public consultation. The Task Force on Harbourfront Developments on Hong Kong Island (TFHK) and the Central and Western (C&W) District Council (DC) were consulted on 19.10.2016 and 20.10.2016 respectively. The revised PB which took account of the views of TFHK and C&W DC, where appropriate, was endorsed by the Committee on 23.12.2016. • The “CDA” designation should be retained to provide guidance on the proper development of the site.
H 61 (Plan 5)	Area bounded by Road P2, Fleming Road, Tonnochy Road, Great Eagle Centre and Harbour	5	<ul style="list-style-type: none"> • The “CDA” zone is intended for comprehensive development, which is primarily for convention and meeting facilities and other commercial related uses, together with railway station facilities, a public transport

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
	Centre, Wan Chai (1.65ha) (Government land)		<p>interchange 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.</p> <ul style="list-style-type: none"> • A set of PB which serves as the basis for the preparation of MLP for the future development at the site was endorsed by the Committee on 11.7.2014. • The Commerce and Economic Development Bureau is co-ordinating the planning and development of the site. • The "CDA" designation should be retained to provide control and guidance on the development of the site.
K 30 (Plan 6)	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)	19	<ul style="list-style-type: none"> • K 30, K 39 and K 40, were originally covered by a single "CDA" zone. To meet the objections to the Ma Tau Kok OZP No. S/K10/8, the Town Planning Board (the Board) decided to sub-divide it into 3 "CDA" zones and the proposed amendments were confirmed on 15.10.1999. • The "CDA(1)" site is under multiple ownership. Such designation would facilitate urban renewal initiatives for the site and prevent piecemeal redevelopment. • The "CDA" zoning would help phase out the non-conforming uses (such as vehicle repair workshops) upon redevelopment and address possible residential/industrial (I/R) interface problems. • It is appropriate to retain the "CDA(1)" zoning for this review. As planning permissions were granted for residential use on the adjacent "CDA(2)" zone (K 39) in 2016 and 2018, the "CDA" zoning for this site is considered appropriate to achieve the intention to phase out non-conforming uses. There is room to comprehensively review the "CDA" zoning for the three sites along Mok Cheong Street if the residential developments proceed to more advanced stage.
K 40	The area abuts Sung Wong Toi Road and	19	<ul style="list-style-type: none"> • The "CDA(3)" site is under multiple ownership. Such designation is intended to

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
(Plan 7)	<p>Mok Cheong Street, Kowloon</p> <p>(zoned "CDA(3)" on OZP)</p> <p>(0.83 ha)</p> <p>(multiple ownership)</p>		<p>facilitate urban renewal in Ma Tau Kok and address possible I/R interface problems. It is currently occupied by six factory buildings.</p> <ul style="list-style-type: none"> • The Government land (i.e. the Kowloon Animal Management Centre and the ex-EMSD Workshop) and the Hong Kong Society for the Blind site abutting the south-eastern part of the "CDA(3)" zone was rezoned from "CDA(3)" to "R(A)" and "G/IC" respectively in 2015. • It is appropriate to retain the "CDA(3)" zone for this review. As planning permissions were granted for residential use on the adjacent "CDA(2)" zone (K 39) in 2016 and 2018, there is room to comprehensively review the "CDA" zoning for the three sites along Mok Cheong Street if the residential development proceeds into more advanced stage.
K 42 (Plan 8)	<p>Junction of Cheong Hang Road and Winslow Street, Hung Hom, Kowloon</p> <p>(0.47 ha)</p> <p>(single ownership)</p>	19	<ul style="list-style-type: none"> • Two sites are linked to form a single "CDA" so as to achieve greater flexibility in building design. • In 2014, the site owner put up some conceptual redevelopment proposals for the site to Government. However, those proposals were not taken forward. • The "CDA" designation is to facilitate redevelopment of the sites to non-residential use for screening traffic noise and existing funeral facilities and should be retained to address the environmental and visual impacts.
K 52 (Plan 9)	<p>56 Fuk Tsun Street & 1 Lime Street, Mong Kok, Kowloon (KIL 11170)</p> <p>(zoned "CDA(1)" on OZP)</p> <p>(0.04 ha)</p> <p>(single ownership and Government land)</p>	15	<ul style="list-style-type: none"> • The MLP, approved by the Committee on 5.12.2003 and application for extension of time limit for commencement of development approved by the Director of Planning under the delegated authority of the Board on 5.12.2007 for 2 years until 5.12.2009, has expired. • Lease modification has not been submitted. • Building plans have not been submitted. • The lot owner (Tung Wah Group of Hospitals) indicated on 6.11.2018 that they are still interested to pursue the development. • The site is under single 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

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			<p>through comprehensive development. The "CDA" designation should therefore be retained.</p> <ul style="list-style-type: none"> The progress of any new submission by the lot owner will be closely monitored. If no new proposal is received, consideration will be given to review the appropriate zoning of the site in the next round of CDA review.
K 55 (Plan 10)	<p>Area on the Western Side of Kai Tak River in Kai Tak City Centre North, Kai Tak, Kowloon</p> <p>(zoned "CDA(2)" on OZP)</p> <p>(1.97ha)</p> <p>(Government land)</p>	11	<ul style="list-style-type: none"> The "CDA(2)" site falls within the Kai Tak City Centre area and is located to the northwest of the Station Square. The "CDA(2)" site is intended for a low-rise cascading commercial development subject to a PR of 4.5 and a maximum BH of 40mPD. The cascading low-rise structure should descend from 40mPD to 15mPD towards the Kai Tak River or the curvilinear walkway. The "CDA(2)" site will be developed for office, hotel and retail uses. The PB for the "CDA" site (bundled with the adjacent "Other Specified Uses (Arts and Performance Related Uses) (1.16ha) and "O" (0.61ha)) is under preparation. Kai Tak Development is now at the implementation stage and necessary infrastructure to serve the development sites is being provided in phases. The "CDA" designation should be retained to realize the planning intention.
K 59, K 60 & K 61 (Plan 11)	<p>Abutting Lung Tsun Stone Bridge Preservation Corridor in Kai Tak City Centre North, Kai Tak</p> <p>(K 59 - zoned "CDA(3)" on OZP) (K 60 zoned "CDA(4)" on OZP) (K 61 zoned "CDA(5)" on OZP) ("CDA(3)" - 1.98ha) ("CDA(4)" - 0.63ha)</p>	7	<ul style="list-style-type: none"> The "CDA(3)" site together with the "CDA(4)" and "CDA(5)" sites abutting the Lung Tsun Stone Bridge Preservation Corridor are designated to ensure their disposition and design would be in harmony with the Preservation Corridor. Taking into account the winning entry of the Design Idea Competition for Preservation Corridor for Lung Tsun Stone Bridge Remnants announced in January 2014, PBs are under preparation to set out the special design feature for these three "CDA" sites to ensure a harmonious environment with the Preservation Corridor. The "CDA(3)" site is intended for commercial use with a maximum plot ratio (PR) of 6.6 and maximum site coverage (SC) of 65%. In

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
	("CDA(5)" - 1.38ha) (Government land)		<p>order to provide a more open view towards the Kowloon City and the Lion Rock, the eastern part of the site is subject to a lower BH restriction of 13mPD while the remaining area will be subject to a maximum BH of 100mPD.</p> <ul style="list-style-type: none"> The "CDA(4)" site is intended for commercial use with a maximum PR of 6.6, maximum BH of 90mPD and maximum SC of 65%. The "CDA(5)" site is intended for residential use with a maximum PR of 6.8, maximum BH of 135mPD and maximum SC of 40%. The site has been allocated to HKHS for public housing development in 2018. Kai Tak Development is now at the implementation stage and necessary infrastructure is being provided to serve the development sites in phases. The "CDA" designation should be retained to realize the planning intention.
K 68 (Plan 12)	YTML 72 and adjoining Government land at Tung Yuen Street, Yau Tong, Kowloon (zoned "CDA(2)" on OZP) (0.51 ha) (Government land)	4	<ul style="list-style-type: none"> The five "CDA" sites (K 67 to K 71) together with the adjoining roads were previously covered by a large single "CDA" zone in the southwestern waterfront area of the Yau Tong Industrial Area (YTIA). To facilitate early development/redevelopment, the Committee agreed in 2012 to subdivide the "CDA" zone into smaller sites with appropriate zonings. On 19.12.2014, the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/22 incorporating, inter alia, amendments to subdivide the then "CDA" zone into five smaller "CDA" zones, i.e. "CDA(1)" to "CDA(5)" and rezone the remaining area as 'Road' was exhibited for public inspection under section 5 of the Town Planning Ordinance. The subdivision has taken into account the land ownership pattern and the possibility to assemble private land as revealed from previous planning applications/rezoning request. The "CDA" sub-zones are intended for comprehensive development/redevelopment for residential and/or commercial uses with the provision of open space and other community and supporting facilities, and are subject to a maximum PR of 5.0 and maximum building height of 80mPD to 100mPD. A public
K 70 (Plan 12)	YTMLs 58, 59, 60, 61 and 62 at Tung Yuen Street, Yau Tong, Kowloon (zoned "CDA(4)" on OZP) (0.43 ha) (multiple ownership)		

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			<p>waterfront promenade of not less than 15m wide shall also be provided along the Harbour within each "CDA" zones. The amended OZP was approved by the Chief Executive in Council on 27.10.2015.</p> <ul style="list-style-type: none"> On 20.11.2015, the Committee endorsed a PB for the five "CDA" sites to provide guidance for proposed developments and to ensure coordinated approach of redevelopment of the individual "CDA" sub-zones in terms of development scale, design layout, provision of waterfront promenade, visual and air corridors, etc. MLPs for "CDA(1)", "CDA(3)" and "CDA(5)" were approved by TPB. See details in Appendix III. The "CDA" zonings would help phase out the non-conforming uses and address I/R interface problems. The "CDA" designation should be retained to realize the planning intention. For "CDA(4)" zone, planning application No. A/K15/121 for proposed residential development was received by the Board on 12.3.2019 with further information received on 26.4.2019 and 29.4.2019 requiring publication and recounting. It is tentatively scheduled for consideration by the Committee on 21.6.2019.
TW 2 (Plan 13)	North of Lai King Hill Road, Kau Wa Keng, Kwai Chung, New Territories (5.08 ha) (multiple ownership)	26	<ul style="list-style-type: none"> The planning approval under Application No. A/KC/200 expired on 12.4.2004. The "CDA" zone is under multiple ownership 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, it is considered appropriate to retain the "CDA" zoning in order to avoid piecemeal redevelopment and to ensure comprehensive development of the Kau Wa Keng area incorporating the necessary transport, environmental, infrastructure and utility provisions. A land use review for the "CDA" zone of the site was undertaken by PlanD in 2012. Since the site is currently without public sewer and is

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			<p>located close to Lai King Hill Road, Director of Environmental Protection (DEP) 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. The improvement to the sewerage of the area has yet to be finalized. There is no implementation programme for the village sewerage projects for Kau Wa Keng Old Village and Kau Wa Keng New Village.</p>
TW 23 (Plan 14)	19-31 Ma Tau Pa Road, Tsuen Wan, New Territories (zoned "CDA(1)" on OZP) (0.55 ha) (single ownership)	21	<ul style="list-style-type: none"> • The site is located at the periphery of Tsuen Wan East Industrial Area. The main reason of rezoning the site from "I" to "CDA(1)" is to help alleviate the I/R interface problem of the area. The "CDA(1)" zone is intended for comprehensive commercial development. • Although no development proposal has been received, the site is under single ownership and has the potential for redevelopment. As advised by DEP, the site was considered not suitable for pure residential development due to environmental reasons. In view of that the site is under single ownership and the adjacent development (i.e. "CDA(7)" site under TW40 for comprehensive residential and commercial (office and retail) development) is in progress, the zoning of the site is to be reviewed upon completion of the adjacent development. • In view of the above, 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 at this juncture.

List of “CDA” Sites with No Approved MLP and Subject to Review

(Total: 6 – H 60, K 31, K 54, TW 37, TW 38 and TW 39) (Plans 15 to 18)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Progress of Rezoning
H 60 (Plan 15)	Wing Lee Street/ Shing Wong Street, Sheung Wan (0.07 ha) (multiple ownership)	7	<ul style="list-style-type: none"> • The Wing Lee Street site was excised from the Urban Renewal Authority (URA) Staunton Street/Wing Lee Street Development Scheme Plan and zoned “CDA” on the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/26 which was exhibited for public inspection on 8.7.2011. • The Wing Lee Street site covers 1 to 12 Wing Lee Street and 17 and 19 Shing Wong Street. The existing buildings (built in the late 1950’s) on Wing Lee Street are of Chinese tenement style with Art Deco influence and are special in terms of their rather uniform design and contextual setting on a terrace. The buildings at 17 and 19 Shing Wong Street, built in the same period, form an integral part of the cluster. • The “CDA” zone is intended primarily to preserve the existing character and ambience of the Wing Lee Street area. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development. Any development/redevelopment for residential and/or commercial uses should be planned in a comprehensive manner. Residential use and ground floor shop and services use in an existing building are always permitted. • Whilst Wing Lee Street was no longer a redevelopment project to be carried out by URA, URA has renovated the four acquired blocks at 5, 7, 8 & 9 Wing Lee Street and invited the University of Hong Kong, Hong Kong Youth Federation and Hong Kong Arts Centre to make better use of the blocks. • As it was announced in the 2018 Policy Address that the URA will carry out further study to revitalise the Staunton Street/Wing Lee Street project, which is adjacent to the subject CDA site, it is considered appropriate to review the land use zoning of this CDA site so as to create synergy with the URA’s revitalisation proposal.
K 31	Junction of Kowloon City Road and Ma	20	<ul style="list-style-type: none"> • The “CDA” site is under multiple ownership. Such designation would facilitate urban renewal

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Progress of Rezoning
(Plan 16)	Tau Kok Road, Ma Tau Kok, Kowloon (13 Streets) (2.84 ha) (multiple ownership)		<p>initiatives for the site and prevent piecemeal redevelopment that would pre-empt optimum comprehensive redevelopment and urban restructuring.</p> <ul style="list-style-type: none"> • The planning intention is to 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 industrial/residential (I/R) interface problems. • It would also facilitate the provision of supporting GIC and open space facilities, thus addressing shortfalls in the district. • The then Kowloon City District Urban Renewal Forum (KC DURF) was set up to advise the Government on the district-based urban renewal initiatives. To facilitate redevelopment in the area, the then KC DURF has proposed to subdivide the "CDA" into 2 or 3 "CDAs" so as to reduce the difficulty in land assembly land for redevelopment. It is also recommended that community facilities, such as elderly services, and a public pedestrian passageway be provided within the sub-divided CDA sites to meet the needs of the local community and to enhance the connectivity with Kai Tak Development Area. KC DURF's proposal was submitted to the Government for consideration in January 2014. As a large number of owners, tenants and operators will be affected, the Administration is assessing the appropriate implementation mechanism to facilitate redevelopment of the site.
K 54 (Plan 17)	Junction of Ma Tau Kok Road and To Kwa Wan Road (including Ming Lun Street), To Kwa Wan (5 Streets) (1.86 ha) (multiple ownership)	12	<ul style="list-style-type: none"> • 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. • 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

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Progress of Rezoning
			<p>waterfront promenade upon redevelopment.</p> <ul style="list-style-type: none"> To facilitate redevelopment in the area, the then KC DURF has proposed to subdivide the "CDA" into 2 "CDAs" based on the existing residential and industrial/commercial building portions. The plot ratio (PR) for the "CDA" zone covering the existing residential portion was proposed to be relaxed from 5 to 6.5 to provide incentive for redevelopment. KC DURF's proposal was submitted to the Government for consideration in January 2014. The Administration is assessing the appropriate implementation mechanism to facilitate redevelopment of the site.
TW 37 (Plan 18)	North-east of Wang Wo Tsai Street at the junction of Yeung Uk Road and Texaco Road, Tsuen Wan, New Territories (zoned "CDA(4)" on OZP) (about 1.3 ha) (single ownership for 3 buildings and multiple ownership for the remaining 3 buildings)	8	<ul style="list-style-type: none"> The three sites together with two other CDA sites in the neighbourhood (i.e. "CDA(2)" under TW35 and "CDA(3)" under TW36) are located at the northern part of Tsuen Wan East Industrial Area (TWEIA) occupied by industrial buildings. The main reason for rezoning the sites from "I" to "CDA" in 2010 was to bring forward the recommendation of the 2009 Area Assessments of Industrial Land in the Territory which aimed to facilitate comprehensive residential development with commercial facilities and open space provision. This rezoning could eliminate the potential I/R interface problem between the future developments on the northern part of TWEIA and the existing industrial uses to the south of Yeung Uk Road. More importantly, it would give the impetus for land use restructuring and upgrading the environment of the Tsuen Wan East Area.
TW 38 (Plan 18)	South of Wang Wo Tsai Street at the junction of Yeung Uk Road and Kwu Hang Road, Tsuen Wan, New Territories (zoned "CDA(5)" on OZP) (about 0.7 ha)	8	<ul style="list-style-type: none"> DEP has concern on the potential I/R interface problem and that the serious traffic noise generated from road nearby could not be satisfactorily addressed through redevelopment of individual private industrial buildings with uncertain redevelopment programme. DEP has also been very concerned that the phasing out of existing industrial uses in the area would likely require a very long lead time to materialise. The future residents of redeveloped sites would be subject to industrial noise problems and aerial emissions and plume

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Progress of Rezoning
	(single ownership for 2 buildings and multiple ownership for the remaining 4 buildings)		<p>impingement impacts from the nearby industrial operations. In this respect, DEP considered that a "CDA" approach would be appropriate for the subject site to address the environmental issues within the site in a more comprehensive, cohesive and flexible manner.</p> <ul style="list-style-type: none"> The "CDA(2)" to "CDA(6)" sites were rezoned from "I" in 2010 with a view to encouraging site amalgamation for comprehensive residential development to facilitate the re-structuring of the area as a residential neighborhood. Since then, the "CDA(2)" site had already been redeveloped as HOS, and MLP approval was also sought for the "CDA(3)" site. With the designation of "CDA" zoning for this area for less than 10 years so far, more time should be allowed to observe the progress of the "CDA" developments.
TW 39 (Plan 18)	<p>South of Wang Wo Tsai Street and north of Yeung Uk Road, Tsuen Wan, New Territories (zoned "CDA(6)" on OZP)</p> <p>(about 0.5ha)</p> <p>(multiple ownership)</p>	8	<ul style="list-style-type: none"> The original intention for comprehensive development of the area remains valid, particularly the "CDA(2)" site has already been implemented for residential development. As such, although no development proposal has been received, the sites should be retained as "CDA" to ensure adequate planning control on future redevelopment so as to address the I/R interface/environmental problems of the area. According to the Notes of the current Tsuen Wan OZP, the "CDA(4)" to "CDA(6)" zones are subject to a total maximum PR of 5.0, of which a minimum PR of 4.5 shall be for domestic use. The PR restriction as currently set out cannot cater for partial/wholesale conversion for non-domestic use for the lifetime of the existing building. With a view to optimizing the use of existing industrial buildings, consideration will be given to suitably revise the Notes of the OZP for "CDA(4)" to "CDA(6)" zones with provision to cater for partial/wholesale conversion of existing buildings for non-domestic use during the life time of the buildings.

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

(Total: 28 - H 7, H 19, H 21, H 23, H 29, H 35, H 39, H 54 & H 55, H 58, H 59, K 7, K 13, K 19, K 25, K 26, K 27, K 29, K 39, K 41, K 56, K 64 to K 67, K 69, K 71, TW 1 and TW 40) (Plans 19 to 43)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA” (as at 31.3.2019)	Justifications for Retention
H 7 (Plan 19)	Hopewell Centre II (HCII), area to the west of Hopewell Centre bounded by Kennedy Road and Ship Street, Wan Chai, Hong Kong (zoned “OU(CRA)” on OZP) (0.98 ha) (single ownership)	33	<ul style="list-style-type: none"> The MLP (with Class A amendment to the MLP approved on 7.1.1994) was agreed by the Board on 12.12.2008. The revised MLP was deposited in the Land Registry on 17.8.2009. Land exchange for the revised scheme was executed on 24.11.2012. Since then, two s16A applications (Nos. A/H5/217-2 and A/H5/408) have been approved with conditions mainly for addition of an internal vehicular egress on 11/F of HCII connecting with the adjacent Hopewell Centre, redistribution of the GFA due to the deletion of the office component, reduction of building height and changes to the podium form, design of the parks and vehicular access arrangement. Implementation of the HCII development is in progress with the general building plans for the superstructures of the revised scheme under Application No. A/H5/408 approved on 7.9.2018. Compliance with planning approval conditions is in progress. The “OU(CRA)” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
H 19 (Plan 20)	Taikoo Place, 979 King’s Road, Quarry Bay, Hong Kong (2.22 ha) (multiple ownership)	14	<ul style="list-style-type: none"> The first MLP for a two-phased development was approved by the Board on 19.10.1990. The site was rezoned “C(1)” on 22.8.2003, but the “CDA” zoning was reverted on 9.7.2004 to partially meet an objection to the OZP. Phase 1 of the development consisting of Lincoln House and Dorset House has been completed. Phase 2 involves the redevelopment of three industrial buildings at the site into Building 2A and Building 2B.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
			<ul style="list-style-type: none"> • There are 3 valid MLPs for the site (Application No. A/H21/96 approved on 9.8.1999, Application No. A/H21/132 approved on 4.3.2011 and Application No. A/H21/148 approved on 8.9.2017) with different designs for the Phase 2 buildings. • As per Application No. A/H21/96, the latest building plans for Buildings 2A and 2B were approved on 2.4.2009 and 22.4.2014 respectively. • As per Application No. A/H21/132, the latest building plans for Buildings 2A and 2B were approved on 3.3.2017 and 17.3.2017 respectively. • As per Application No. A/H21/148, the latest building plans for Building 2B were approved on 22.8.2018. Building 2A was completed with occupation permit (OP) issued by the Building Authority (BA) on 24.9.2018. Compliance with approval conditions is in progress. • The "CDA" designation should be retained to ensure proper implementation of the remaining Phase 2 development and fulfilment of approval conditions.
H 21 (Plan 21)	<p>Comprehensive Development Area including Piers No. 4, 5 and 6, Central, Hong Kong</p> <p>(zoned "CDA(2)" on OZP)</p> <p>(1.89 ha)</p> <p>(Government land)</p>	24	<ul style="list-style-type: none"> • 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 Board decided to excise Pier 7 from the "CDA" zone and the amendment was gazetted on 22.2.2002. • The site is zoned "CDA(2)" on the OZP and its development is subject to a maximum GFA of 55,740m² for retail shops, offices and hotels. • According to the final recommendation of the Urban Design Study for New Central Harbourfront, 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. • On 3.5.2013, the Committee approved with conditions a planning application (No. A/H4/90) for the refurbishment works of Central Piers 4 to 6 with eating place, shop and services and open space uses.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
			<ul style="list-style-type: none"> • Application for extension of time (EOT) for commencement of development was approved on 27.4.2017 for 4 years until 3.5.2021. • Compliance with approval conditions is in progress. • The "CDA" designation should be retained to ensure implementation of approved MLP and fulfilment of approval conditions.
H 23 (Plan 22)	Oil Street (ex-Government Supplies Department Depot), North Point, Hong Kong (1.17 ha) (single ownership)	23	<ul style="list-style-type: none"> • The site was designated "CDA" on 1.12.1995. • On 8.8.1997, the Committee approved the planning brief (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 Committee on 10.8.2007 and further updated on 23.1.2009. • The major development parameters of the endorsed PB have been incorporated into the land sale conditions. The site was sold on 25.8.2011. • A planning application (No. A/H8/414) for comprehensive hotel, residential and open space development was approved with conditions by the Committee on 24.8.2012. • The latest building plans were approved on 10.7.2018. • Compliance with approval conditions is in progress. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
H 29 (Plan 23)	Former Lingnan Campus Site at Stubbs Road, Hong Kong (1.6 ha) (single ownership)	19	<ul style="list-style-type: none"> • The PB to guide the future development was endorsed by the Committee on 9.10.2009. • The major development parameters of the endorsed PB had been incorporated into the land sale conditions. The site was sold on 12.5.2011. • A planning application for proposed comprehensive residential development (Application No. A/H12/26) was approved by the Committee on 20.7.2012. • Two subsequent applications No. A/H12/26-1 and A/H12/26-2 for Class B amendments to the approved MLP were approved on 15.2.2013

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
			<p>and 3.9.2014 respectively by the Director of Planning (D of Plan) under the delegated authority of the Board.</p> <ul style="list-style-type: none"> • Compliance with planning approval conditions is in progress. • The development comprises two phases. Phase 1 was completed with OP issued on 24.9.2018. Phase 2 is expected to be completed by December 2019. • The "CDA" designation should be retained to ensure proper implementation of the approved MLP and fulfilment of approval conditions.
<p>H 35 (Plan 24)</p>	<p>Site at Chai Wan Road, Chai Wan, Hong Kong</p> <p>(zoned "CDA(1)" on OZP)</p> <p>(1.04 ha)</p> <p>(single ownership)</p>	<p>17</p>	<ul style="list-style-type: none"> • The MLP was first approved on 8.2.2002. Two subsequent applications for EOT were approved. The planning permission was lapsed on 9.2.2011. • The developer submitted a revised scheme under application No. A/H20/159 on 17.10.2008. The application was subsequently rejected by the Board on review on 11.12.2009. On 5.3.2010, the applicant lodged an appeal against the Board's decision. The appellant abandoned the appeal on 5.2.2014. • A planning application (No. A/H20/177) was submitted on 17.8.2012 and approved with conditions by the Board on review on 23.8.2013 for a proposed comprehensive residential development (with retail shops and a covered public transport terminus) at portion of the site zoned "CDA(1)", and a public open space at the remaining portion of the site zoned "O". • Compliance with planning approval conditions is in progress. • The latest general building plans were approved by the BA on 26.10.2018. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>H 39 (Plan 25)</p>	<p>Ming Wah Dai Ha, 1-25 A Kung Ngam Road, Shau Kei Wan, Hong Kong</p>	<p>10</p>	<ul style="list-style-type: none"> • The site was designated "CDA" on 7.11.2008. The PB for comprehensive redevelopment for residential use incorporating major development parameters and requirements was endorsed by the Committee on 23.9.2011.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
	(3.53 ha) (single ownership)		<ul style="list-style-type: none"> • Hong Kong Housing Society (HKHS)'s MLP (Application No. A/H9/69) for comprehensive redevelopment of the site was approved with conditions by the Committee on 15.3.2013. Subsequently, two s.16A Applications for Class B amendments to Phase 1 of the approved scheme (Application No. A/H9/69-1) and EOT for commencement of development (Application No. A/H9/69-2) were approved with conditions by the D of Plan under the delegated authority of the Board on 22.2.2016 and 5.9.2016 respectively. The planning permission for the redevelopment is valid until 15.3.2021. • General building plans for Phase 1 of the redevelopment was first approved on 10.11.2016 and construction of Phase 1 is underway. • Compliance with approval conditions is in progress. • On 4.4.2018, HKHS submitted a fresh S.16 application (A/H9/78) for amendment to the approved MLP which primarily involves change in housing mix (introduction of flat for sale), increase in retail GFA, change in type and location of government, institution or community (GIC) facilities, and phasing. The application was approved with conditions by the Committee on 18.1.2019. • The redevelopment scheme is scheduled for completion by 2032. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
H 54 & H 55 (Plan 26)	Kai Yuen Street, North Point, Hong Kong (zoned "CDA(2)" on OZP) (1.53 ha) (multiple ownership)	11	<ul style="list-style-type: none"> • The site was designated "CDA(2)" on 8.6.2007. The MLP for comprehensive residential development was first approved with conditions by the Committee on 4.12.2009. Application No. A/H8/401 for amendment to the MLP was approved with conditions on 12.2.2010. A s.16A application No. A/H8/401-1 for Class B amendments to the approved development proposal was approved with conditions by the Committee on 14.1.2011. D of Plan under the delegated authority of the Board approved on 12.2.2014

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
			<p>another s.16A application No. A/H8/401-2 for EOT for commencement of development until 12.2.2018.</p> <ul style="list-style-type: none"> The development scheme is divided into two phases. Phase 1 development was completed with the OP issued by the BA on 28.9.2018. Compliance with planning approval conditions is in progress. There is however no building plan approval for Future Phase development. The "CDA" designation should be retained for the time being to ensure implementation of the approved MLP and fulfilment of approval conditions. Depending on the likeliness of implementing the Future Phase, it may be necessary to review the appropriateness of the "CDA" zone in due course upon compliance of all planning approval conditions of the Phase 1 development.
H 58 (Plan 27)	<p>Ex-North Point Estate, North Point, Hong Kong</p> <p>(zoned "CDA(3)" on OZP) (2.93 ha)</p> <p>(single ownership)</p>	9	<ul style="list-style-type: none"> 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 Committee 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 Committee on 24.7.2010 and 21.1.2011 respectively. The site was sold on 11.7.2012. The MLP for the proposed comprehensive residential, commercial (eating place, shop and services), public open space, GIC uses, public coach park and public transport terminus development (Application No. A/H8/419) at the site was approved with conditions by Committee on 8.11.2013. Phase 1 of the development was completed with the OP issued by the BA on 31.7.2018. Phase 2 of the development is under construction and is anticipated to be completed in end 2020. The latest general building plans for Phase 2 was approved on 14.9.2018. Compliance with approval conditions is in progress. The "CDA" designation should be retained to ensure implementation of the approved MLP

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
			and fulfilment of approval conditions.
H 59 (Plan 28)	Ex-Wong Chuk Hang Estate, Aberdeen & Ap Lei Chau, Hong Kong (7.17 ha) (single ownership)	8	<ul style="list-style-type: none"> • The PB for the proposed comprehensive residential and commercial development, rail station and depot, public transport interchange, social welfare facilities and bus and public light bus termini was endorsed by the Committee on 4.11.2011. • The MLP for the proposed comprehensive residential and commercial development, rail station and depot, and public transport interchange (Application No. A/H15/254) was approved by the Committee on 8.2.2013. • The application (No. A/H15/254-2) for Class B Amendment for EOT for commencement of development up to 8.2.2019 was approved by the D of Plan under delegated authority of the Board on 3.11.2016. • The application (No. A/H15/254-3) for Class B Amendments to the approved scheme mainly involve increase in number of flats and changes in design of building block, internal layout and disposition of premises; and provision of parking and transport facilities associated with the increase in flat numbers was received in 11.1.2019. The application is currently under processing. • Construction works of the railway station and depot have been completed. The development of the commercial and residential property on top of the depot will take place in 6 phases (Site A to Site F) for completion in 2024 - 2027. • Land grant application for the topside development was executed on 12.6.2017. • Compliance with approval conditions is in progress. • Tenders for Sites A to C have been awarded. General building plans for Sites A and B are being processed. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
K 7	Whampoa Garden, Hung Hom, Kowloon	15	<ul style="list-style-type: none"> • The MLP for Whampoa Garden was first approved by the Board on 19.10.1983. • The planning intention of the "CDA" zone is to

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
(Plan 29)	(18.61 ha) (multiple ownership)		<p>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.</p> <ul style="list-style-type: none"> • 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 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 Board 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. • The Board 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. • As there are no changes in the planning circumstances, the "CDA" zoning should be retained.
K 13 (Plan 30)	Area bounded by Cha Kwo Ling Road, Ko Fai Road and Victoria Harbour, Yau Tong Bay, Kowloon (9.91 ha) (multiple ownership)	10	<ul style="list-style-type: none"> • Part of the site was first designated as "CDA" in 1993 with its boundary revised twice. The OZP incorporating the boundary and the development parameters of the current "CDA" site was approved on 23.5.2008 and the related PB was endorsed by the Committee on 9.4.2010. • A consortium formed by the lot owners submitted the MLP for the "CDA" site in March 2010 which was approved by the Committee on 8.2.2013. An application for amendments to the approved scheme was submitted in January 2014 to retain the water pumping station on site and to revise the building block design. The latest planning application (No. A/K15/112) and the MLP for the proposed comprehensive development was

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
			<p>approved with conditions by the Committee on 16.1.2015.</p> <ul style="list-style-type: none"> • Compliance with planning approval conditions is in progress. • The building plans for the consortium lots were approved on 27.8.2017. • An application to extend the time for commencement of approved development until 16.1.2023 was approved on 16.1.2019. • The "CDA" designation should be retained to ensure implementation of approved MLP and approval conditions.
K 19 (Plan 31)	<p>Area bounded by Choi Hung Road and Lung Cheung Road in Diamond Hill, Kowloon</p> <p>(7.18 ha)</p> <p>(Government land)</p>	25	<ul style="list-style-type: none"> • The PB for comprehensive public housing development with commercial use, public open space including a water feature park and landscaped walk with cultural theme, religious facility and public transport interchange was endorsed by the Committee on 17.7.2015. • The MLP for the proposed comprehensive residential, commercial (shop and services, market, eating place), GIC uses, religious uses, public open space and public transport terminus development (Application No. A/K11/223) at the site was approved with conditions by the Committee on 27.5.2016. • The public housing development is currently under construction. As for the non-public housing facilities, the construction of the public transport interchange and public open space including a water feature park and landscaped walk with cultural theme are targeted to commence in January 2020 and August 2020 respectively. • The "CDA" designation should be retained to ensure implementation of approved MLP and approval conditions.
K 25 (Plan 32)	<p>South of Sham Mong Road and East of Hing Wah Street West, South West Kowloon</p> <p>(4.5 ha)</p> <p>(Government land)</p>	20	<ul style="list-style-type: none"> • The Housing Department submitted a s.16 planning application (A/K20/124) for proposed comprehensive development for public rental housing with commercial, GIC facilities, public open space and public transport interchange, which was approved by the Committee on 17.7.2015. • The approved MLP was deposited on 27.4.2016 to the Land Registry.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
			<ul style="list-style-type: none"> • The development is under construction with completion by phases between 2020 and 2022. • Compliance with planning approval conditions is in progress. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of the approval conditions.
K 26 (Plan 33)	West Rail, Nam Cheong Station, South West Kowloon (4.62 ha) (single ownership)	20	<ul style="list-style-type: none"> • The "CDA" site is the subject of nine approved planning applications for comprehensive residential and commercial development. The MLP (Application No. A/K20/27) for comprehensive residential and commercial development was first approved by Committee on 17.12.1999. The latest planning application (No. A/K20/119-2) for amendments to a previously approved scheme (Application No. A/K20/119) was approved with conditions by the D of Plan under the delegated authority of the Board on 14.7.2015. • The land grant of the site was executed on 31.1.2012. • The approved MLP for application No. A/K20/119-2 was deposited to the Land Registry on 4.8.2015. • The development is to be completed by phases and the OP for the last phase of the development (i.e. Phase 5) has not yet been issued. • The implementation of various approval conditions have been complied with recently, except the implementation of the Landscape Master Plan for Phases 3 and 5, which is subject to the approval of Self-Certificate of Compliance by relevant department. The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of the approval conditions.
K 27 (Plan 34)	Lai Hong Street, South West Kowloon (2.37 ha) (multiple ownership)	20	<ul style="list-style-type: none"> • The "CDA" site is the subject of four approved planning applications for comprehensive development. The MLP (Application No. A/K20/17) for comprehensive commercial and residential development was first approved by the Committee on 30.10.1998. The latest MLP (Application No. A/K20/128) was approved with conditions by the Committee on 17.8.2018. The approved MLP was deposited

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
			<p>on 23.4.2019 to the Land Registry.</p> <ul style="list-style-type: none"> The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of the approval conditions.
K 29 (Plan 35)	<p>Guangzhou – Shenzhen – Hong Kong Express Rail Link, 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>	9	<ul style="list-style-type: none"> 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 BH restrictions ranging from 90 mPD to 115mPD. The PB for the future development above West Kowloon Terminus (WKT) of the Express Rail Link at the site was approved with conditions on 4.12.2009. The MLP for topside office/commercial development was approved with conditions by the Committee on 7.5.2010. Building plans for the proposed topside development were approved on 9.11.2011. While the WKT was completed in 2018, topside development is yet to commence upon land disposal in 2019/20. The "CDA" designation should be retained to ensure implementation of approved MLP and fulfilment of approval conditions.
K 39 (Plan 36)	<p>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</p> <p>(zoned "CDA(2)" on the OZP)</p> <p>(0.84 ha)</p> <p>(multiple ownership)</p>	19	<ul style="list-style-type: none"> K 30, K 39 and K 40 were originally covered by a single "CDA" zone. To meet the objections to the Ma Tau Kok OZP No. S/K10/8, the Board decided to sub-divide it into 3 "CDA" zones, and the amendments were confirmed on 15.10.1999. The "CDA(2)" site is under three owners. A MLP was approved by the Committee on 27.5.2016 under application No. A/K10/256 for a proposed comprehensive residential development with 'Shop and Services' and 'Eating Place' uses. The MLP covers the whole "CDA(2)" zone. Subsequently, an amendment to the approved MLP under application No. A/K10/259 was approved by the Committee on 7.12.2018. While the MLP still covers the whole "CDA(2)" zone, the development will be divided into two portions for implementation separately by their respective owners in accordance with the

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
			<p>approved MLP.</p> <ul style="list-style-type: none"> The "CDA" designation should be retained to ensure implementation of approved MLP and fulfilment of the approval conditions. There is room to comprehensively review the "CDA" zoning for the three sites along Mok Cheong Street if the residential development proceeds into more advanced stage.
K 41 (Plan 37)	<p>35 Clear Water Bay Road, Ngau Chi Wan, Kowloon</p> <p>(2.17 ha)</p> <p>(multiple ownership)</p>	19	<ul style="list-style-type: none"> The MLP was first approved with conditions by the Committee on 3.2.2006. Application for EOT 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. The revised MLP was deposited in Land Registry on 14.1.2014. Detailed design of the development to comply with approval conditions is underway. Building plans for the proposed development were latest approved on 29.6.2018. The land exchange application is being processed by Lands Department. The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
K 56 (Plan 38)	<p>NKIL 6556, Muk Yuen Street, Kai Tak, Kowloon</p> <p>(Zoned "CDA(1)" on OZP)</p> <p>(1.77ha)</p> <p>(single ownership)</p>	11	<ul style="list-style-type: none"> The "CDA(1)" site falls within the Kai Tak City Centre area and is located to the northwest of the Shatin to Central Link Kai Tak Station and the Station Square. The "CDA(1)" site is intended for a comprehensive office/hotel/retail development with low-rise structures in the west and high-rise landmark commercial tower in the east. The landmark tower in the zone will complement the curvilinear walkway and the landscaped Kai Tak River to signify a prominent image in the locality. The PB for the "CDA(1)" zone was endorsed by the Committee in August 2016. The MLP was approved with conditions by the Committee on 15.6.2018. Latest building plan submission for the CDA development was approved in February 2019 and construction works was commenced.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
			<ul style="list-style-type: none"> The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
K 64 (Plan 39)	Tai Hang Sai Estate, Shek Kip Mei, Kowloon (2.09 ha) (single ownership)	8	<ul style="list-style-type: none"> The estate is held and managed by the Hong Kong Settlers Housing Corporation Limited (HKSHCL) for low cost housing by way of private treaty grant. Given the large size and sensitive location of the site in Shek Kip Mei and large amount of GFA involved, the site was rezoned from "R(A)" to "CDA" on 9.4.2010 to provide adequate planning control. A maximum PR of 5.5 and a maximum BH of 90mPD/130mPD and a 25-wide non-building area are stipulated. In March 2016, the HKSHCL submitted a s.16 application (No. A/K4/67) for the MLP of the proposed comprehensive redevelopment of the estate and minor relaxation of PR and BH restrictions. On 24.6.2016, the MLP was approved with conditions by the Committee. On 31.10.2016, a s.12A application was submitted by a local resident for proposed amendments to the Notes of the OZP to impose restrictions on housing type (subsidized housing including rental), type / size of shops and services, and GIC provision, as well as to increase the maximum PR for the "CDA" zone. On 26.5.2017, the application was rejected by the Committee. On 23.2.2017, the HKSHCL issued a press release and public notice announcing that one of the two blocks in Phase 1 would provide rental flats for the existing tenants while the other one is for sale and stating that they would follow up with the affected tenants on the rehousing arrangement. The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
K65 (Plan 40)	Northwestern portion, Lin Cheung Road, South West Kowloon (NKIL 6549) (zoned "CDA" on OZP) (1.93ha) (single ownership)	5	<ul style="list-style-type: none"> • Planning application (No. A/K20/130) with MLP for comprehensive residential development at the "CDA" zone was approved with conditions by the Committee on 16.11.2018. The approved MLP was deposited on 25.4.2019 to the Land Registry. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of the approval conditions.
K66 (Plan 40)	Southeastern portion, Lin Cheung Road, South West Kowloon (NKIL 6550) (zoned "CDA(2)" on OZP) (0.49ha) (single ownership)	5	<ul style="list-style-type: none"> • Planning application (No. A/K20/131) with MLP for comprehensive hotel development at the "CDA(2)" zone was approved with conditions by the Committee on 1.2.2019. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of the approval conditions.
K 67 (Plan 41)	YTML 69, YTIL 4 RP, and adjoining Government land at Tung Yuen Street, Yau Tong, Kowloon (zoned "CDA(1)" on OZP) (0.78 ha) (single ownership)	4	<ul style="list-style-type: none"> • The planning application (No. A/K15/114) and the MLP for the proposed comprehensive residential development was approved with conditions by the Committee on 5.2.2016. • Compliance with planning approval conditions is in progress. • The latest building plans for development at the waterfront portion were approved on 27.11.2017. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
K 69 (Plan 41)	YTML 57, YTILs 4 s.B and 9, and adjoining Government land at Tung Yuen Street, Yau Tong,	4	<ul style="list-style-type: none"> • The planning application (No. A/K15/119) and the MLP for the proposed comprehensive residential development was approved with conditions by the Committee on 15.6.2018. • The "CDA" designation should be retained to ensure implementation of the approved MLP

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
	Kowloon (zoned "CDA(3)" on OZP) (1.24 ha) (single ownership)		and fulfilment of approval conditions.
K 71 (Plan 41)	YTIL 44 at Yan Yue Wai, Yau Tong, Kowloon (zoned "CDA(5)" on OZP) (about 1.06ha) (single ownership - land sale site)	4	<ul style="list-style-type: none"> • The planning application (No. A/K15/120) and the MLP for proposed comprehensive commercial/residential development (including flats, shop and services, eating place and public vehicle park) was approved with conditions by the Committee on 11.8.2017. • Compliance with planning approval conditions is in progress. • The latest building plan was approved on 23.8.2018. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
TW 1 (Plan 42)	Junction of Kwok Shui Road and Cheung Wing Road, Kwai Chung, New Territories (1.23 ha) (single ownership)	26	<ul style="list-style-type: none"> • The MLP for proposed hotel and service apartments with shops and services (retail/commercial) under application No. A/KC/241 was first approved by the Committee on 17.3.2000. Subsequently, a set of building plans for the above development was approved on 20.2.2003. Hence, the proposed development under application No. A/KC/241 was deemed commenced but no building works have been carried out. • The existing soy sauce factory on the site is still in operation. • On 20.4.2012, the draft Kwai Chung OZP No. S/KC/26 incorporating BH restrictions to various zones including a maximum BH restriction of 120mPD imposed on the subject site was gazetted. The owner of the site, Tung Chun Company Ltd. (Tung Chun) submitted a representation (the Representation) proposing to relax the building height restriction of the whole "CDA" site to 169mPD as approved under previous application and General Building Plans. On 12.10.2012, the Board decided not to uphold the Representation.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
			<ul style="list-style-type: none"> • On 11.1.2013, 8.8.2014 and 23.2.2018, Tung Chun lodged three Judicial Review (JR) applications in relation to the BH restriction of 120mPD on the site stipulated under the draft Kwai Chung OZP Nos. S/KC/26 to S/KC/29. • On 28.6.2018, the Court handed down a judgment allowing the JRs and for the JR in respect of the Representation, ordered that the Board's decision on the Representation be quashed and the Representation be remitted to Board for re-consideration. For the other two JRs, the Court gave orders on 3.1.2019 that the Board shall not submit the OZP Nos. S/KC/26 to 29 to the Chief Executive in Council until reconsideration of the Representation. On 31.1.2019, Tung Chun lodged appeals against the Court's orders. • After considering the planning review conducted by PlanD on 14.12.2018 regarding the BH restriction in respect of the representation site among others, the Board agreed that the 120mPD BH restriction stipulated for the site should be retained. The Board also agreed to invite the applicant to submit supplementary information (SI) in support of the representation in two months' time, and hence the applicant was required to submit the SI by 2.3.2019. Upon the applicant's request, the Board agreed on 1.3.2019 to extend the deadline of submission of SI by three months. • Back on 13.2.2017, the applicant submitted a s.16 application for the proposed office, retail and residential development and minor relaxation of BH restriction at the site. After consideration of the application on 26.1.2018, the Committee decided to defer a decision on the application pending further information (FI) from the applicant. The applicant subsequently submitted FI on 4.2.2019 and the application was approved with conditions by the Committee on 22.3.2019. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of the approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA" (as at 31.3.2019)	Justifications for Retention
TW 40 (Plan 43)	Junction of Yeung Uk Road and Ma Tau Pa Road, Tsuen Wan, New Territories (Zoned "CDA(7)" on OZP) (about 1.5 ha) (single ownership for the private lot)	5	<ul style="list-style-type: none"> • The MLP was first approved by the Committee on 27.3.2015 (Application No. A/TW/466) for comprehensive residential and commercial (hotel and retail) development. • Application No. A/TW/480 for amendments to the approved MLP for comprehensive residential and commercial (office and retail) development was approved by the Committee on 9.12.2016. • The latest building plans based on the approved MLP under Application No. A/TW/480 were approved on 20.11.2018. • The construction works has been commenced, and tentatively scheduled for completion by November 2019. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of the approval conditions.

List of “CDA” Sites with Approved MLP and Subject to Review

(Total: 1 – TW 36) (Plan 44)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Progress of Rezoning
TW 36 (Plan 44)	<p>North of Wang Wo Tsai Street near the junction of Sha Tsui Road and Luen Yan Street, Tsuen Wan, New Territories</p> <p>(zoned “CDA(3)” on OZP)</p> <p>(about 1.1 ha)</p> <p>(single ownership for 3 buildings and multiple ownership for 1 building)</p>	8	<ul style="list-style-type: none"> • The “CDA” rezoning could eliminate the potential industrial/residential (I/R) interface problem between the future developments on the northern part of Tsuen Wan East Industrial Area and the existing industrial uses to the south of Yeung Uk Road. More importantly, it would give the impetus for land use restructuring and upgrading the environment of the Tsuen Wan East Area. • The “CDA(3)” zone comprises of 4 buildings owned by different owners. • The MLP submitted under Application No. A/TW/452 was approved with conditions by the Committee on 16.1.2015 for proposed comprehensive residential development for the entire “CDA(3)” zone submitted by the owner of TWTL160 which is one of the buildings in the “CDA(3)” zone. The application is for a proposed phased and separate residential development so that the other land owners in the zone can make amendments as and when necessary to the approved MLP, subject to approval by the Board. • On 5.11.2018, the applicant sought planning permission for extending the time limit (EOT) for commencement of the approved development for 48 months. The EOT application was approved by the Director of Planning under the delegated authority of the Board and the planning permission is valid until 16.1.2023. • Lease modification for TWTL 160 (comprises one of the four buildings in the “CDA(3)” zone) was approved on 24.10.2018. • In January 2019, the applicant made a building plan submission for a proposed residential development at TWTL 160. • The “CDA” designation should be retained as “CDA” to ensure adequate planning control on future redevelopment so as to address the I/R interface/ environmental problems of the area. • According to the Notes of the current Tsuen

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Progress of Rezoning
			<p>Wan OZP, the "CDA(3)" zone is subject to a total maximum plot ratio (PR) of 5.0, of which a minimum PR of 4.5 shall be for domestic use. The PR restriction as currently set out cannot cater for partial/ wholesale conversion for non-domestic use for the lifetime of the existing building. With a view to optimizing the use of existing industrial buildings, consideration will be given to suitably revise the Notes of the OZP for "CDA(3)" zone with provision to cater for partial/wholesale conversion of existing buildings for non-domestic use during the life time of the buildings.</p>

List of "CDA" Sites with Approved MLP and Agreed for Rezoning

(Total: 6 – H 14B, K 11, K 14, K 24, K 34 and TW 29) (Plans 45 to 50)

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Progress of Rezoning
H 14B (Plan 45)	23 Oil Street, North Point, Hong Kong (zoned "CDA(1)" on OZP) (0.34 ha) (single ownership)	35	<ul style="list-style-type: none"> The latest MLP was approved by the Committee on 10.6.2005. The hotel development was completed with occupation permit (OP) issued by the Building Authority on 5.12.2008. On 19.3.2010, the Committee 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 Committee on 4.3.2011 agreed to delete/vary the approval conditions relating to the resumed area. In July 2011, it was found that all approval conditions had been fully complied with. The site will be rezoned "C" to reflect the planning intention for the site and the hotel use. As priority of district planning works has been accorded to the zoning amendments relating to housing sites and given that the proposed developments at the adjoining site (H 14A) in the western part of the same "CDA(1)" zone and the "CDA" zone to the east (H 23) are now under implementation, rezoning of the three sites (H 14B, H 14A and H 23) could be made comprehensively in one go upon their completion.
K 11 (Plan 46)	Airport Railway Kowloon Station, West Kowloon Reclamation, Kowloon (13.54 ha) (multiple ownership)	26	<ul style="list-style-type: none"> The latest MLP under Application No. A/K20/91 was approved with conditions by the Committee on 29.7.2005. Lease was executed in December 2000 and all developments on site were completed. All the approval conditions were complied with in January 2012. On 15.3.2013, the Committee agreed to rezone the site to appropriate zonings to reflect the existing residential and commercial uses. The site would be rezoned to appropriate zonings when opportunity arises.
K 14 (Plan 47)	Former Marine Police Headquarters at Salisbury Road, Tsim Sha Tsui,	25	<ul style="list-style-type: none"> The lease was executed on 12.6.2003. The MLP was first approved by the Committee on 30.1.2004 and its latest MLP was approved

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Progress of Rezoning
	Kowloon (1.17 ha) (single ownership)		by the Committee on 11.11.2005. <ul style="list-style-type: none"> • The proposed development was completed in early 2009 with OP issued on 9.2.2009. All approval conditions were complied with in April 2012. • The site would be rezoned to reflect the completed hotel and commercial development and the historical value of the site when opportunity arises.
K 24 (Plan 48)	Pine Crest, Tai Po Road (NKIL 6419), Cheung Sha Wan, Kowloon (0.22 ha) (single ownership)	20	<ul style="list-style-type: none"> • The MLP for residential development at the site was first approved with conditions by the Committee on 27.11.1998 and its latest amendments were approved by the Director of Planning under the delegated authority of the Board on 20.7.2011. • Lease modification was executed on 18.4.2008, and the OP and certificate of compliance (CC) were issued on 12.9.2014 and 20.11.2015 respectively. The residential development was completed. • The site would be rezoned to reflect the completed residential development when opportunity arises.
K 34 (Plan 49)	Junction of Inverness Road and Junction Road, Kowloon Tong, Kowloon (1.24 ha) (single ownership)	21	<ul style="list-style-type: none"> • The MLP was first approved by the Committee on 21.2.2003 and its latest amendments were approved on 1.4.2005 for public housing and school developments. The school development was completed in 2007. • 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. The residential portion was sold on 3.11.2010. • On 15.4.2011, MLP for residential development within the "CDA" site was approved by the Committee with conditions. All approval conditions have been complied with, and the OP and CC were issued on 18.3.2016 and 29.12.2016 respectively. • The site would be rezoned to reflect the completed development when opportunity arises.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Progress of Rezoning
TW 29 (Plan 50)	MTR Tsuen Wan West Station, Site TW7, Tsuen Wan, New Territories (2.40 ha) (multiple ownership)	20	<ul style="list-style-type: none"> • The MLP was first approved by the Committee on 17.8.2001 (No. A/TW/373). • Application No. A/TW/373-1 for Class B amendments to the approved MLP was approved on 24.7.2009. • 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 1,535m2 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 Committee on 6.7.2012. • Land grant was executed in December 2008, and the OP and CC were issued on 19.9.2014 and 31.3.2015 respectively. • All the approval conditions of Application No. A/TW/373-1 and A/TW/434 were fully complied with. • The site would be rezoned to reflect the completed residential and GIC development when opportunity arises.

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

(Total: 9 – H 14A, H 36, K 17, K 47A, K 47B, TW 26, TW 28, TW 30 and TW 35) (Plans 51 to 58)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Justifications for Rezoning
H 14A (Plan 51)	Junction of Fook Yum Road and King Wah Road, North Point, Hong Kong (zoned “CDA(1)” on OZP) (0.35 ha) (single ownership)	35	<ul style="list-style-type: none"> • Part of the site was first designated “OU(CRA)” on 26.8.1983. On 1.12.2000, the “OU(CRA)” and the adjoining “OU” annotated “Open Storage, Loading & Unloading Areas and Service Car Parking” zones were rezoned to “CDA(1)” to facilitate implementation of comprehensive development. • On 4.9.2009, the Committee endorsed the planning brief (PB) for the site to provide guidance for proposed residential and office development. • On 18.12.2009, the Committee approved with conditions a MLP for the proposed residential development (Application No. A/H8/398). • Another MLP (Application No. A/H8/417) for office development with eating place, shop and services was approved by the Committee with conditions on 15.3.2013. Lease modification was executed on 25.10.2016. The latest building plans for the proposed office scheme were approved by the Building Authority (BA) on 24.1.2017. • The development was completed with occupation permit (OP) issued by the BA on 7.8.2017. Compliance of approval conditions is at an advanced stage. Upon full compliance of all approval conditions, the site could be rezoned to appropriate zoning to reflect the office development in tandem with the adjacent sites (H 14B and H 23).
H 36 (Plan 52)	Site to the immediate west of the MTR Chai Wan Station, Chai Wan, Hong Kong (0.35 ha) (single ownership)	17	<ul style="list-style-type: none"> • On 20.2.2013, the Antiquities Advisory Board confirmed the Chai Wan Flatted Factory (CWFF) building as a Grade 2 historic building. • A planning application (No. A/H20/178) for conservation and conversion of the existing CWFF to public rental housing (PRH) was approved with conditions by the Committee on 16.8.2013. • The building plan submission was approved on

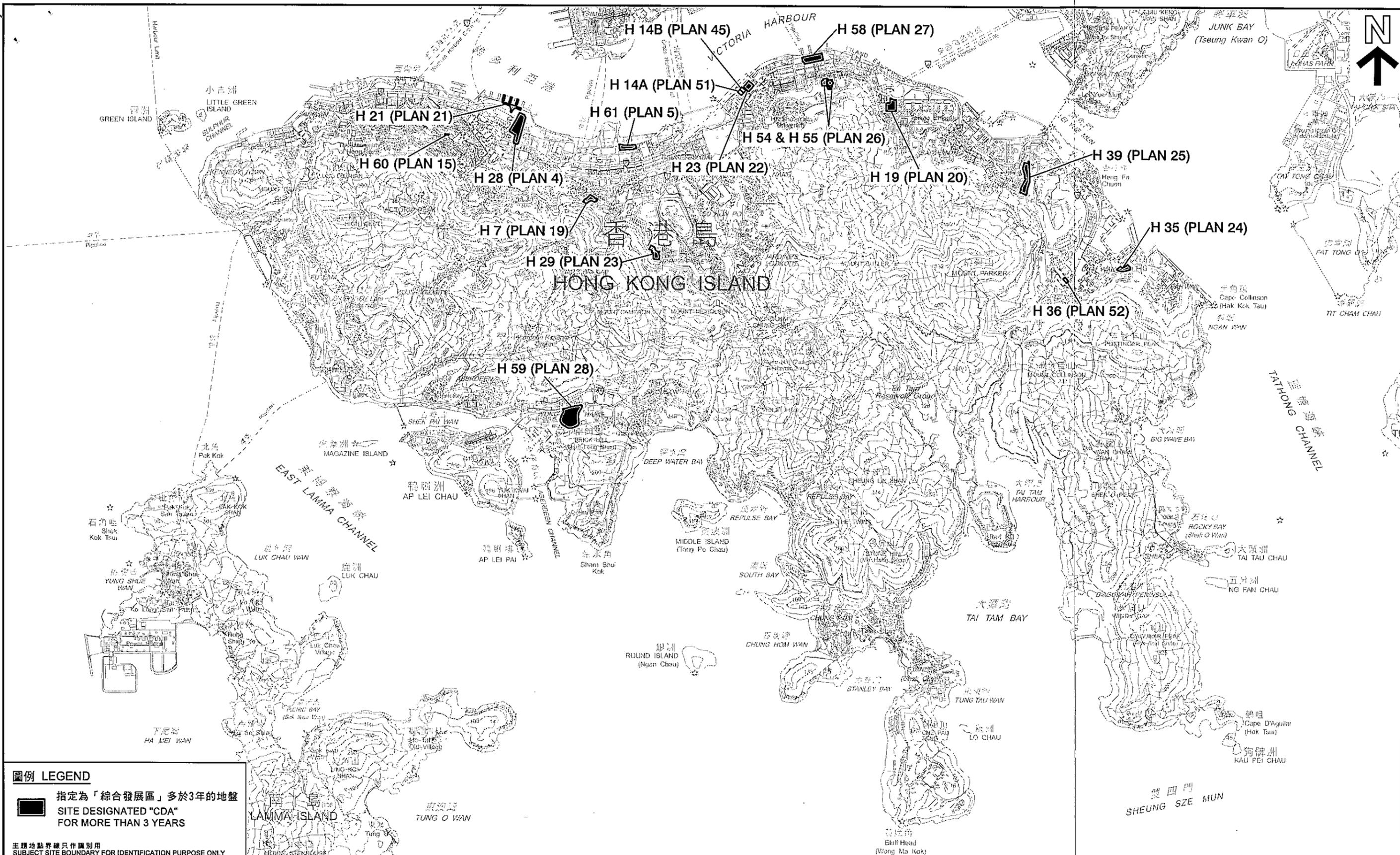
Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Rezoning
			<p>29.10.2013.</p> <ul style="list-style-type: none"> • The conservation and conversion of the existing CWFF to PRH use was completed in mid-2016. • All the approval conditions have been fully complied with. • The site could be rezoned to reflect the conservation of the CWFF and its existing use when opportunity arises.
K 17 (Plan 53)	<p>Ex-Kowloon Motor Bus (ex-KMB) Lai Chi Kok Bus Depot (1.30 ha) (multiple ownership)</p> <p><i>[Includes:</i> <i>1 Po Lun Street, Lai Chi Kok, Kowloon</i> <i>NKML3 S.A. & NKML3 S.B.</i> <i>(1.17 ha)</i> <i>(multiple ownership)</i></p> <p><i>9 Po Lun Street, Lai Chi Kok, Kowloon</i> <i>NKML3 R.P.</i> <i>(0.13 ha)</i> <i>(single ownership)]</i></p>	25	<ul style="list-style-type: none"> • The site is held under unrestricted lease. No lease modification is required. The approval conditions cannot be specified under the lease. • The MLP for the comprehensive residential and commercial development at 1 Po Lun Street (known as Manhattan Hill) and existing KMB Headquarters Building at 9 Po Lun Street (Application No. A/K16/12) was first approved with conditions by the Committee on 6.2.1998. • The OP for Manhattan Hill was issued on 12.12.2006. • With regards to the existing KMB Headquarters Building at 9 Po Lun Street in the northern portion of the CDA zone, application No. A/K16/41 for proposed eating place, office, shop and services on G/F (part) and application No. A/K16/42 for proposed shop and services, place of recreation, sports or culture and office on 6/F were approved with conditions by the Committee on 8.1.2016 and 5.2.2016 respectively. For both applications, the approval condition in relation to fire services installations has been complied with. • On 15.4.2019, the applicant was reminded that a revised MLP and development schedule incorporating the proposed change of use should be submitted to comply with the approval condition. • Upon full compliance of the above-mentioned approval condition, the site could be rezoned to appropriate zoning to reflect the development at Manhattan Hill and the KMB Headquarters Building.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Rezoning
K 47A (Plan 54)	South of Hung Luen Road, Hung Hom, Kowloon (zoned "CDA(1)" on OZP) (1.6 ha) (single ownership)	11	<ul style="list-style-type: none"> • The "CDA(1)" site is planned for hotel, retail and public transport interchange uses and subject to a maximum plot ratio (PR) of 4, a maximum building height (BH) of 75mPD in the northern part descending to 15mPD near the waterfront, and a site coverage restriction of 80%. • PB was endorsed by the Committee on 19.6.2009. • The site was sold by tender in December 2011. On 19.7.2013, a MLP (Application No. A/K9/256) was approved with conditions by the Board. • On 19.9.2013, the applicant submitted another s.16 application (Application No. A/K9/260) to the Board for amendments to the approved MLP. On 13.12.2013, the revised MLP was approved with conditions by the Committee. • General building plan were first approved in 2014 and OP was issued on 23.11.2016. Compliance of approval conditions is at an advanced stage. Upon full compliance of all approval conditions, the site could be rezoned to appropriate zoning in tandem with the adjacent "CDA(2)" site.
K 47B (Plan 54)	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"> • The "CDA(2)" site is planned for office and retail uses and subject to a maximum PR of 4, a maximum BH of 75mPD in the northern part descending to 40mPD near the waterfront, and a site coverage restriction of 60%. • PB was endorsed by the Committee on 19.6.2009. • The site was sold in August 2011. On 20.4.2012, a MLP (Application No. A/K9/247) was approved with conditions by the Committee. • General building plans were first approved in 2013 and OP was issued on 15.1.2016. All approval conditions have been complied with. Certificate of compliance was issued by Lands Department on 1.6.2016. • The site could be rezoned in tandem with the adjacent "CDA(1)" site.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Rezoning
TW 26 (Plan 55)	<p>TWIL 5 and Lot 429 in DD 399, Ting Kau, New Territories</p> <p>(Zoned "CDA(1)" on OZP)</p> <p>(0.64 ha)</p> <p>(single ownership)</p>	21	<ul style="list-style-type: none"> The MLP for hotel development (Application No. A/TWW/49) was first approved by the Committee on 3.7.1998 and its latest MLP under Application No. A/TWW/178 was approved by the Committee with conditions on 7.3.2005 for hotel development. The hotel development was completed with OP issued on 10.10.2006. TWIL 5 is held under a virtually unrestricted lease, so the approval conditions cannot be included in the lease. With the exception of the design and provision of a pedestrian access (PA) to the existing public open space next to Lido Beach, all approval conditions have been complied with. The applicant has been liaising with various Government departments to comply with the condition on PA. However, no department is willing to take up the maintenance and management responsibility (M&MR) of the proposed PA. Besides, there is geotechnical concern on the slope stability, as the proposed alignment of the pedestrian access would run on a Government-maintained slope. The applicant is considering making a submission to the Committee requesting deletion of the approval condition. Upon the deletion of the approval condition, the site could be rezoned to an appropriate zoning to reflect the completed hotel development.
TW 28 (Plan 56)	<p>West Rail, Tsuen Wan West Station, Site TW5, Tsuen Wan, New Territories</p> <p>(5.93 ha)</p> <p>(Bayside and Cityside portion each under single ownership)</p>	20	<ul style="list-style-type: none"> The MLP was first approved by the Committee on 14.1.2000 (Application No. A/TW/280) for commercial and residential development. The Bayside and Cityside portions of the site will be developed under separate packages. Application No. A/TW/423 for amendments to the approved MLP was approved with conditions by the Committee on 17.6.2011. On 27.11.2012 and 17.9.2013, two applications for Class B amendments to the approved MLP in respect of the Cityside portion (Application No. A/TW/423-1) and Bayside portion (Application No. A/TW/423-2) were approved with conditions by the Director of Planning under the delegated authority of the Board

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Rezoning
			<p>respectively.</p> <ul style="list-style-type: none"> • The latest building plans for the proposed development at the Bayside and Cityside portions were approved on 21.9.2018 and 23.2.2018 respectively. The construction has been completed. For the Bayside portion, OPs for Phase 1, Phase 1A and Phase 2 were issued on 17.7.2018, 26.7.2018 and 2.11.2018 respectively. For the Cityside portion, OP was issued on 4.6.2018. • All the approval conditions have been fully complied with. • The site could be rezoned to reflect the completed commercial and residential development when opportunity arises.
TW 30 (Plan 57)	West Rail, Tsuen Wan West Station, Site TW6, Tsuen Wan, New Territories (1.39 ha) (single ownership)	20	<ul style="list-style-type: none"> • The MLP under Application No. A/TW/284 was first approved by the Committee with conditions on 31.3.2000. • 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 Committee on 10.2.2012. On 23.10.2013, an application (No. A/TW/430-1) for Class B amendments to the approved MLP was approved with conditions by the Director of Planning under the delegated authority of the Board. • The latest building plans for the proposed development were approved on 16.3.2018. The construction works is in completion stage. occupation permit for the development was issued on 16.4.2018. • All the approval conditions of Application No. A/TW/430-1 have been fully complied with. • The "CDA" could be rezoned to reflect the completed residential and GIC development when opportunity arises.
TW 35 (Plan 58)	Sha Tsui Road, Tsuen Wan, New Territories (zoned "CDA(2)" on	8	<ul style="list-style-type: none"> • The site was granted to the Housing Authority for Home Ownership Scheme (HOS) development. • Application No. A/TW/451 for comprehensive residential development (HOS development

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Rezoning
	OZP) (about 1.0ha) (multiple ownership)		<p>with social welfare facility (Day Care Centre for the Elderly)), and minor relaxation of the total maximum plot ratio and building height restrictions (amendments to an approved scheme) was first approved by the Committee on 16.8.2013.</p> <ul style="list-style-type: none"> • The HOS development was completed in 2017. • All the approval conditions were fully complied with. • The "CDA" could be rezoned to reflect the completed residential and GIC development when opportunity arises.



圖例 LEGEND

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

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

本摘要圖於2019年4月26日擬備，
 所根據的資料為地圖組別HM50C
 EXTRACT PLAN PREPARED ON 26.4.2019
 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

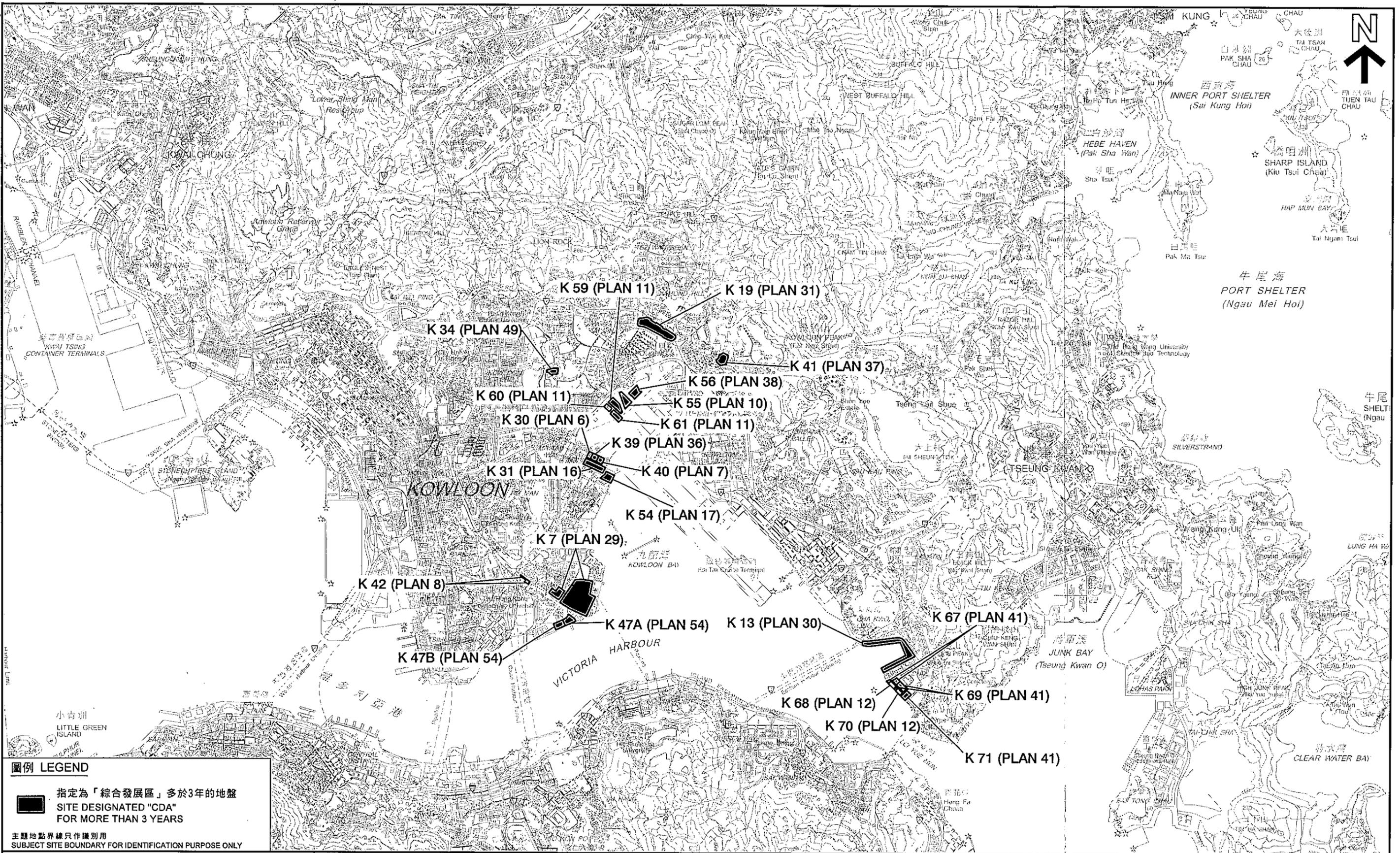
SCALE 1:50 000 比例尺

公里 1 0 1 2 3 4 公里
 KM KM

規劃署
PLANNING DEPARTMENT

參考編號
 REFERENCE No.
 M/UR/18/252

圖 PLAN
 1



圖例 LEGEND

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

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

本摘要圖於2019年4月26日擬備，
 所根據的資料為地圖組別HM50C
 EXTRACT PLAN PREPARED ON 26.4.2019
 BASED ON MAP SERIES HM50C

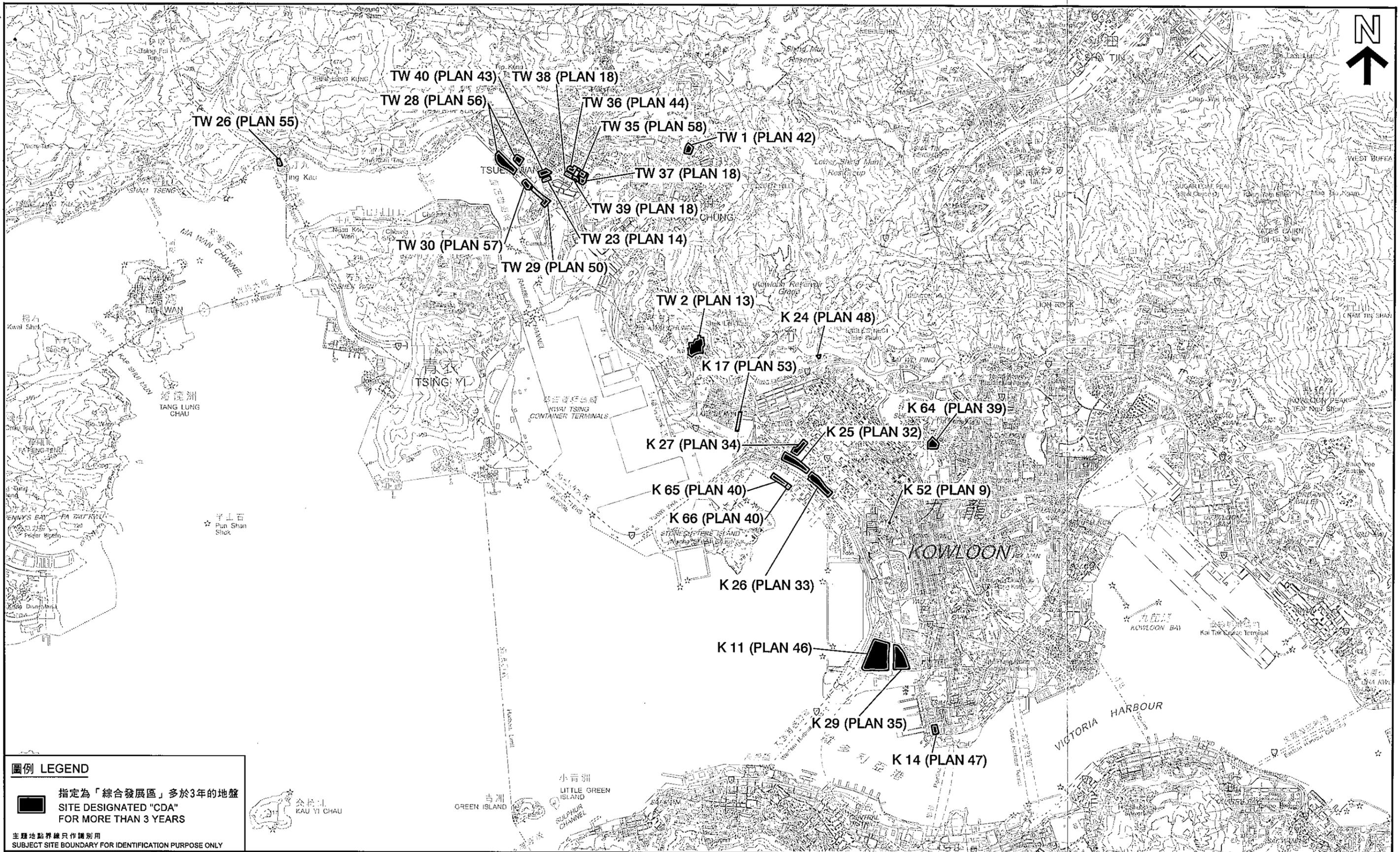
位置圖 LOCATION PLAN
九龍區綜合發展區地盤
COMPREHENSIVE DEVELOPMENT AREA SITES IN KOWLOON DISTRICT



規劃署
 PLANNING DEPARTMENT

參考編號
 REFERENCE No.
 M/UR/18/253

圖 PLAN
 2



圖例 LEGEND

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

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

本摘要圖於2019年4月26日擬備，
所根據的資料為地圖組別HM50C
EXTRACT PLAN PREPARED ON 26.4.2019
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

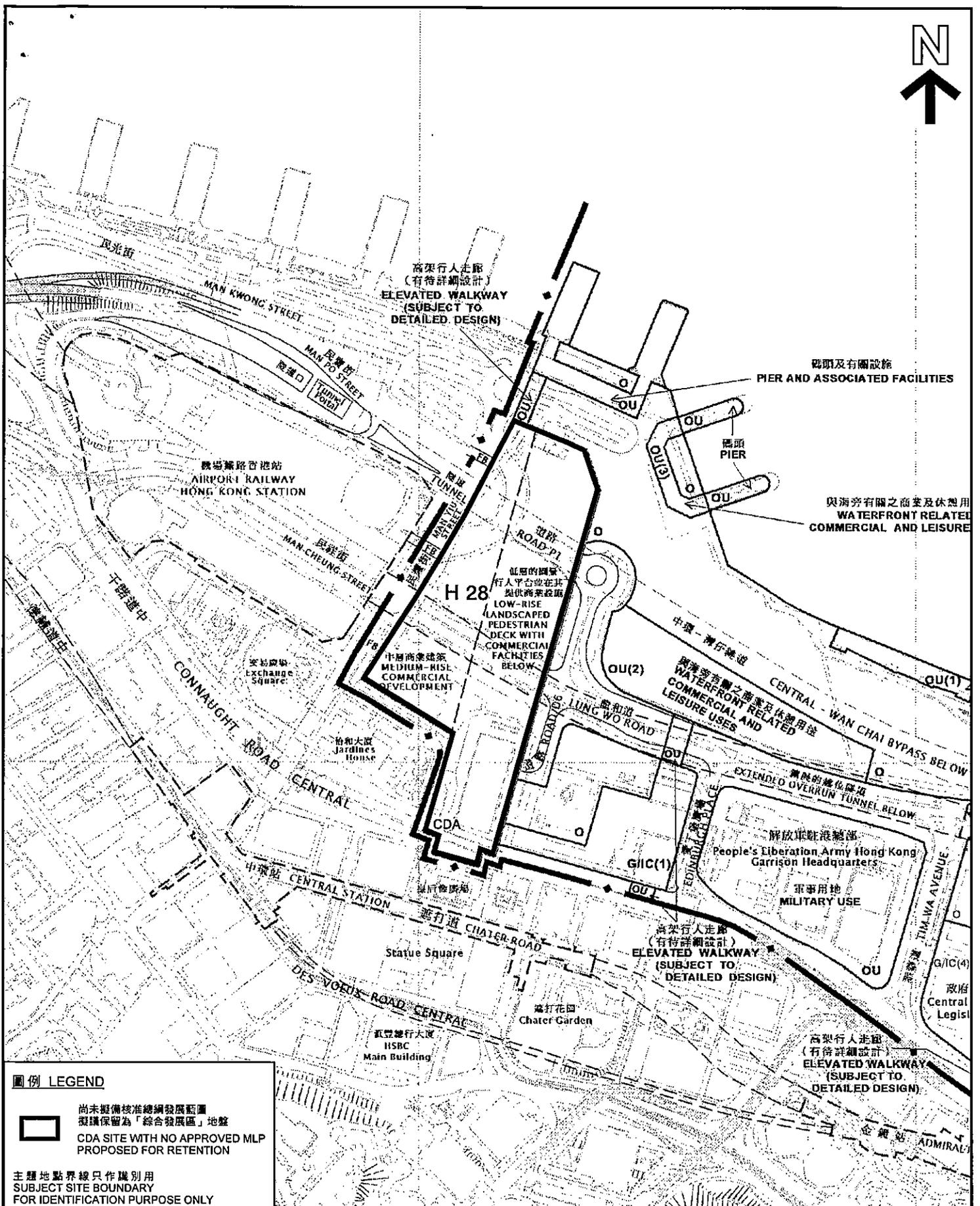
公里 1 0 1 2 3 4 公里
KM

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/254

圖 PLAN
3



圖例 LEGEND

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

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

本摘要圖於2019年3月14日擬備，
所根據的資料為於2019年1月22日
核准的分區計劃大綱圖編號S/H24/9

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/H24/9 APPROVED ON 22.1.2019

平面圖 SITE PLAN
綜合發展區地盤參考編號 H 28
香港中環填海第3期
鄰近民耀街

CDA SITE REF. No. H 28
ADJACENT TO MAN YIU STREET
CENTRAL RECLAMATION PHASE III
HONG KONG

SCALE 1:5 000 比例尺

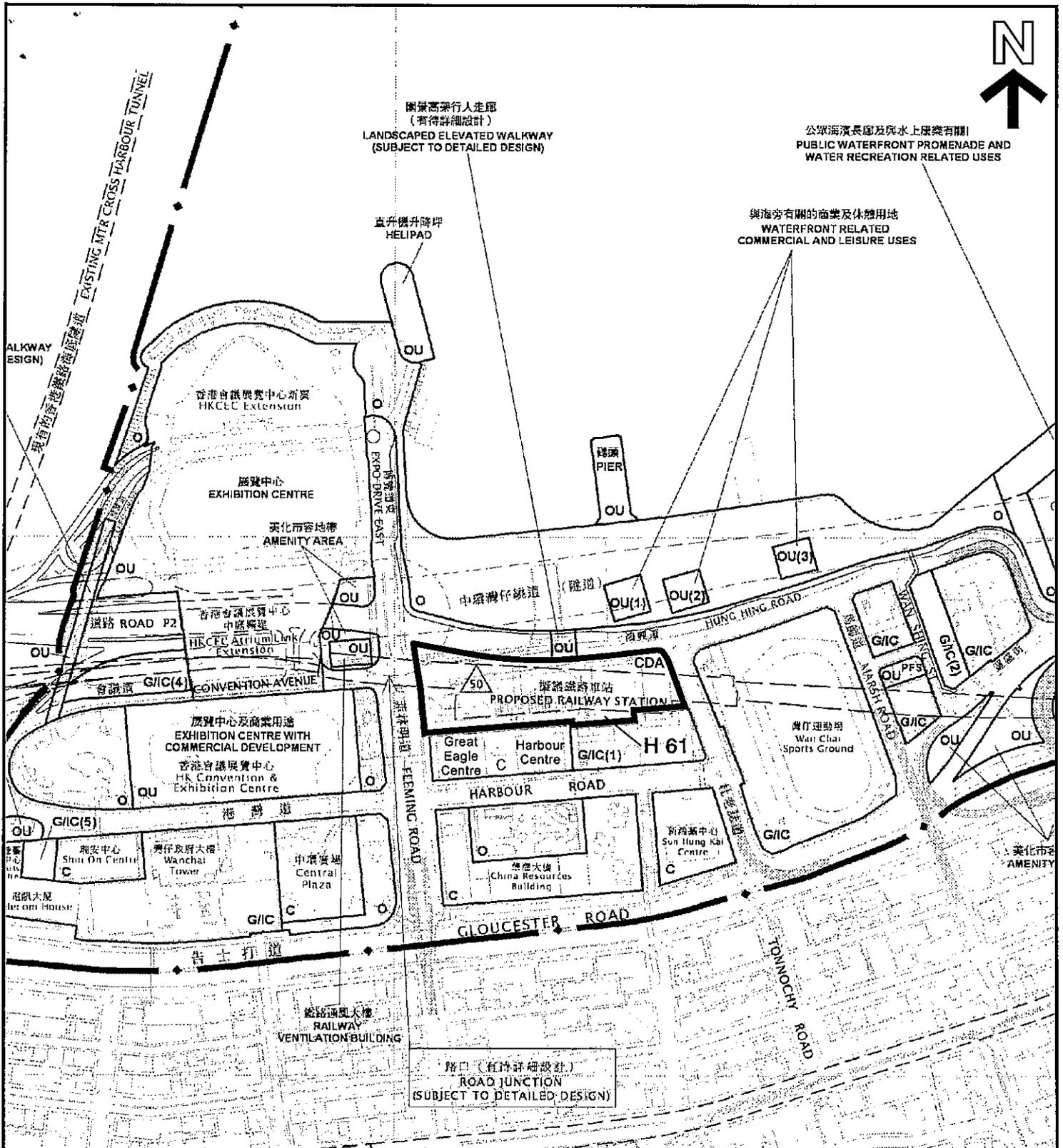


規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/UR/18/41



圖 PLAN
4



圖例 LEGEND


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

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

本摘要圖於2019年3月14日擬備，
 所根據的資料為於2014年2月18日
 核准的分區計劃大綱圖編號S/H25/4

EXTRACT PLAN PREPARED ON 14.3.2019
 BASED ON OUTLINE ZONING PLAN No.
 S/H25/4 APPROVED ON 18.2.2014

平面圖 SITE PLAN

綜合發展區地盤參考編號 H 61
 香港灣仔以道路P2、菲林明道、杜老誌道
 灣仔中心及海港中心為界線
 CDA SITE REF. No. H 61
 AREA BOUNDED BY ROAD P2, FLEMING ROAD
 TONNOCHY ROAD, GREAT EAGLE CENTRE
 AND HARBOUR CENTRE
 WAN CHAI, HONG KONG

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

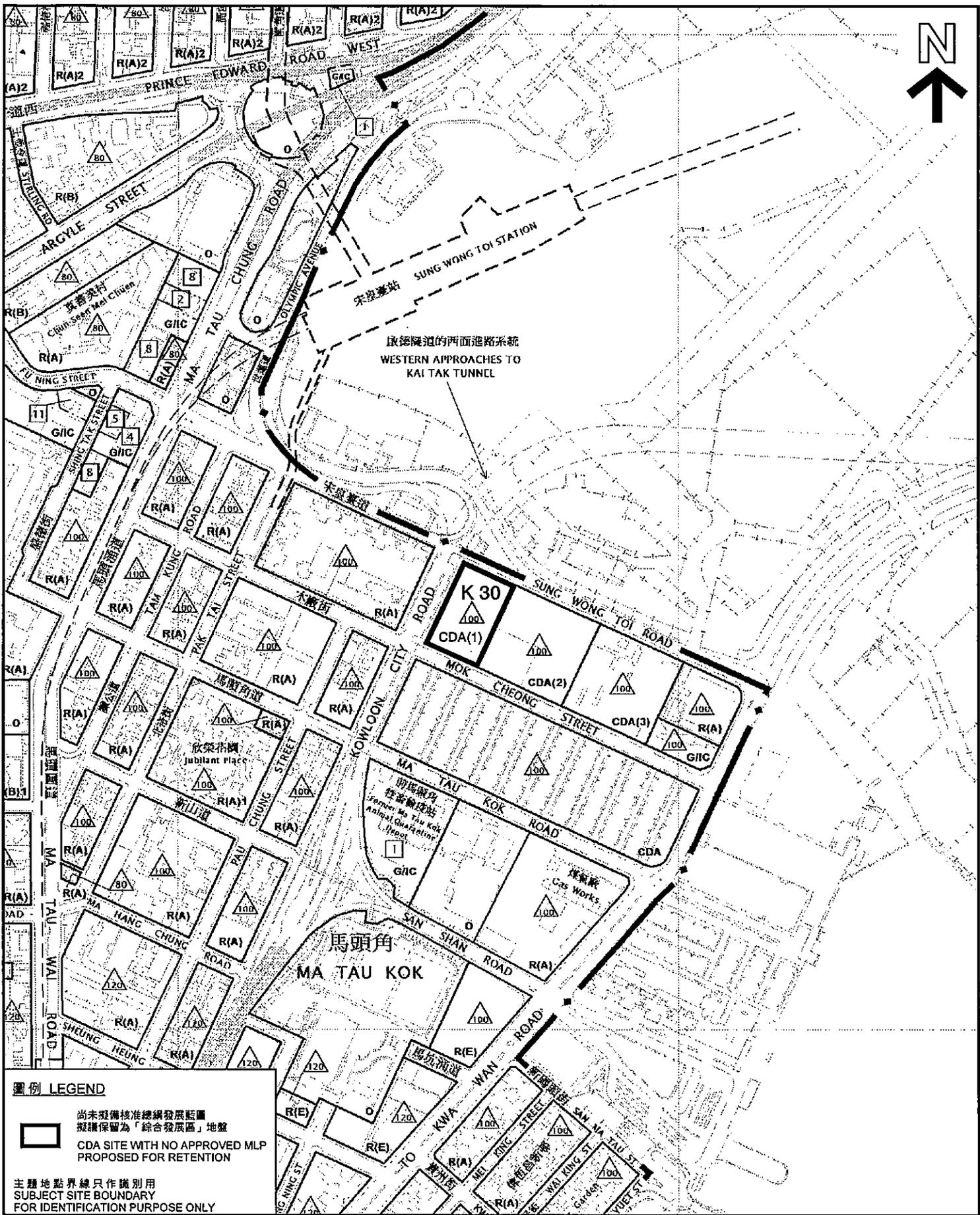
SCALE 1 : 5 000 比例尺

METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT


參考編號
 REFERENCE No.
M/UR/18/43

 **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

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

本摘要圖於2019年3月14日擬備，
所根據的資料為於2019年1月8日
核准的分區計劃大綱圖編號S/K10/24

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/K10/24 APPROVED ON 8.1.2019

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 30
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. K 30
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

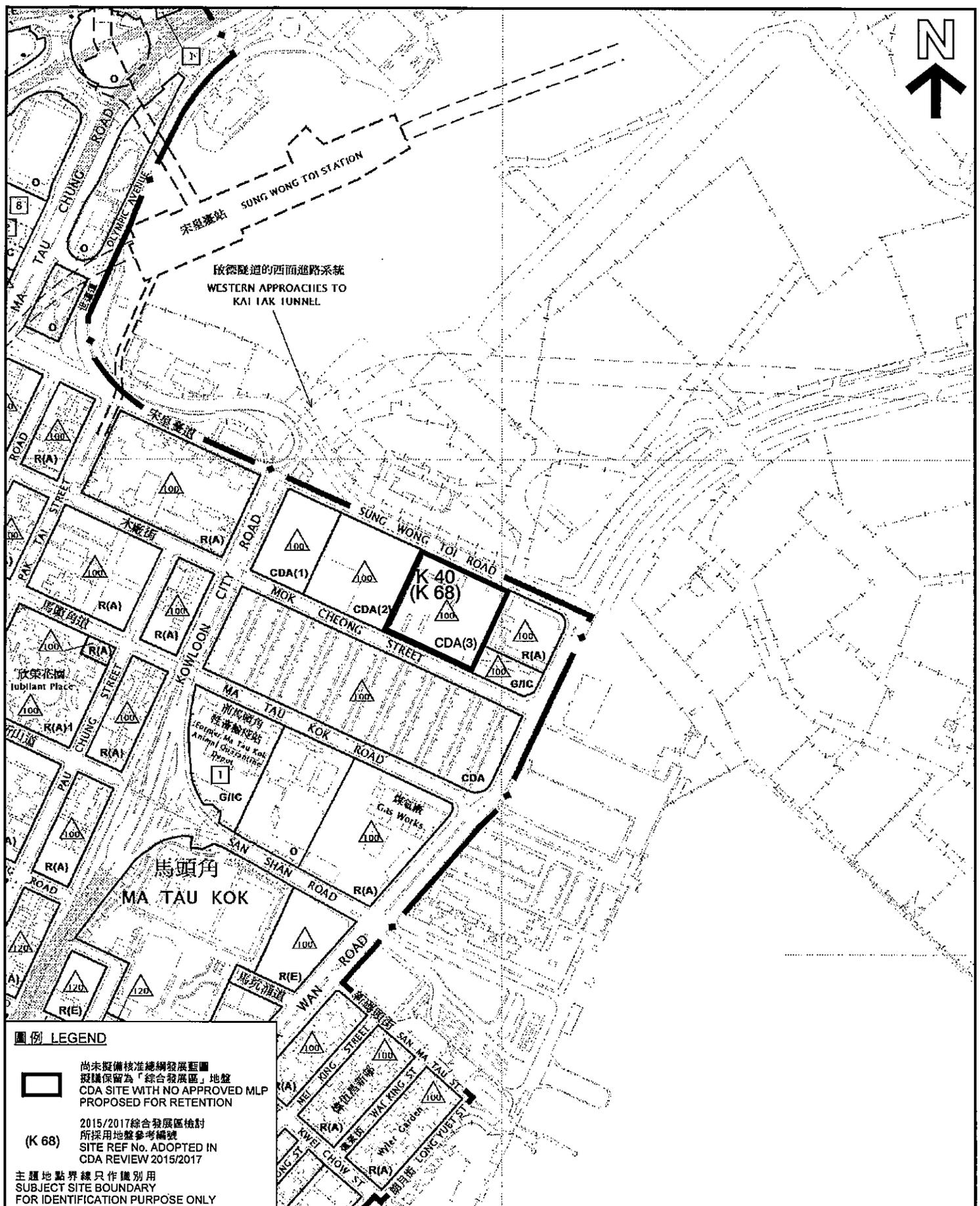
* 100 0 100 200 *
 METRES METRES

規劃署
 PLANNING
 DEPARTMENT

參考編號
 REFERENCE No.
 M/UR/18/45



圖 PLAN
 6



圖例 LEGEND

-  尚未擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH NO APPROVED MLP
PROPOSED FOR RETENTION
- (K 68)** 2015/2017綜合發展區檢討
所採用地盤參考編號
SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017
- 主體地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年3月14日擬備，
所根據的資料為於2019年1月8日
核准的分區計劃大綱圖編號S/K10/24

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/K10/24 APPROVED ON 8.1.2019

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 40
九龍馬頭角繫連
宋皇臺道和木廠街的土地
CDA SITE REF. No. K 40
THE AREA ABUTS
SUNG WONG TOI ROAD AND
MOK CHEONG STREET
MA TAU KOK, KOWLOON
SCALE 1 : 5 000 比例尺

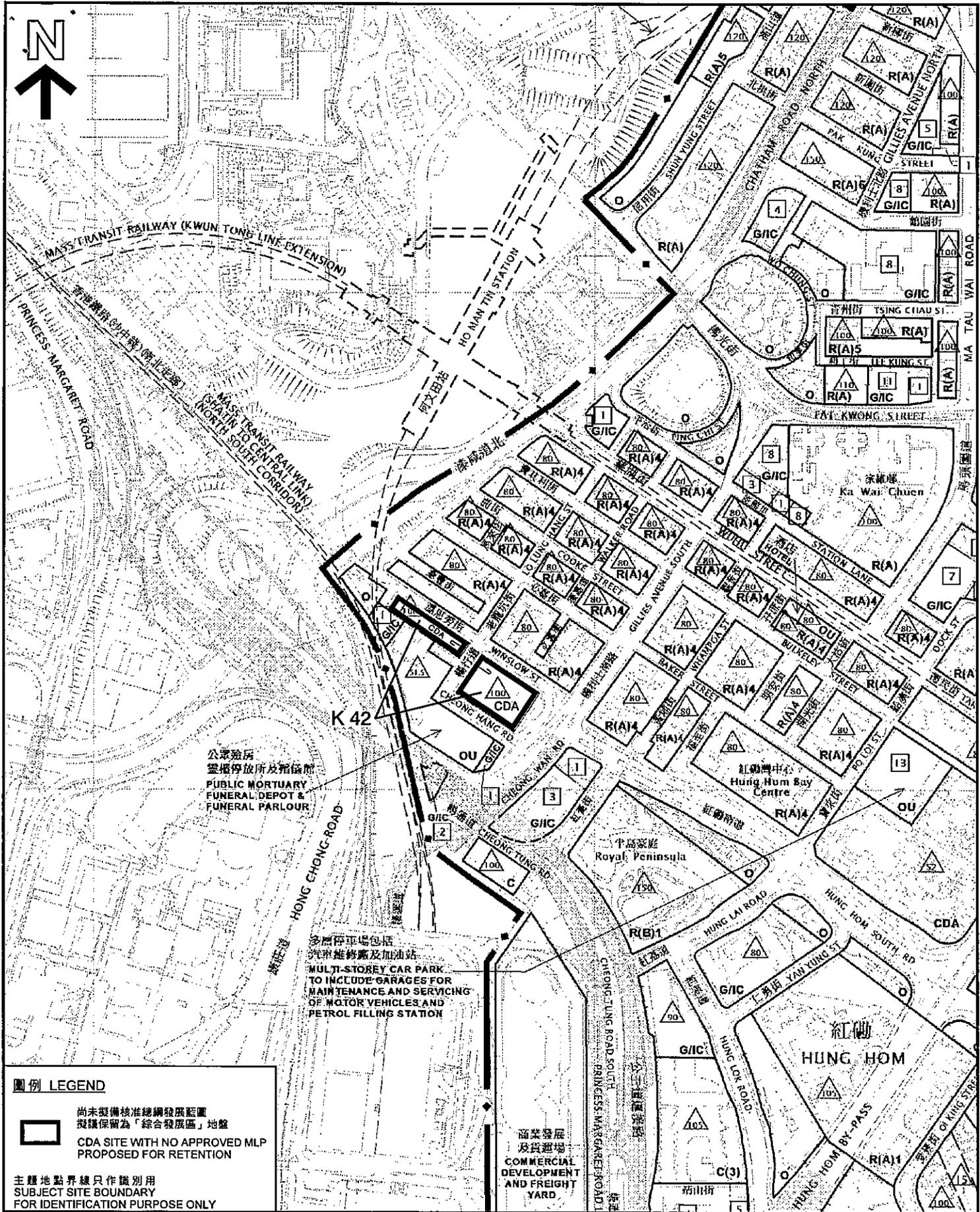
* METRES 100 0 100 200 * METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/52

圖 PLAN
7



公眾殮房
靈柩存放所及殮儀館
PUBLIC MORTUARY
FUNERAL DEPOT &
FUNERAL PARLOUR

多層停車場包括
汽車維修廠及加油站
MULTI-STORY CAR PARK
TO INCLUDE GARAGES FOR
MAINTENANCE AND SERVICING
OF MOTOR VEHICLES AND
PETROL FILLING STATION

商業發展
及貨運場
COMMERCIAL
DEVELOPMENT
AND FREIGHT
YARD

圖例 LEGEND

尚未製備核准總發展藍圖
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 K 42
九龍紅磡暢行道和溫思勞街交界處
CDA SITE REF. No. K 42
JUNCTION OF CHEONG HANG ROAD AND WINSLOW STREET
HUNG HOM, KOWLOON

規劃署
PLANNING
DEPARTMENT



本摘要圖於2019年3月14日擬備，
所根據的資料為於2017年10月31日
核准的分區計劃大綱圖編號S/K9/26

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/K9/26 APPROVED ON 31.10.2017

SCALE 1:5 000 比例尺

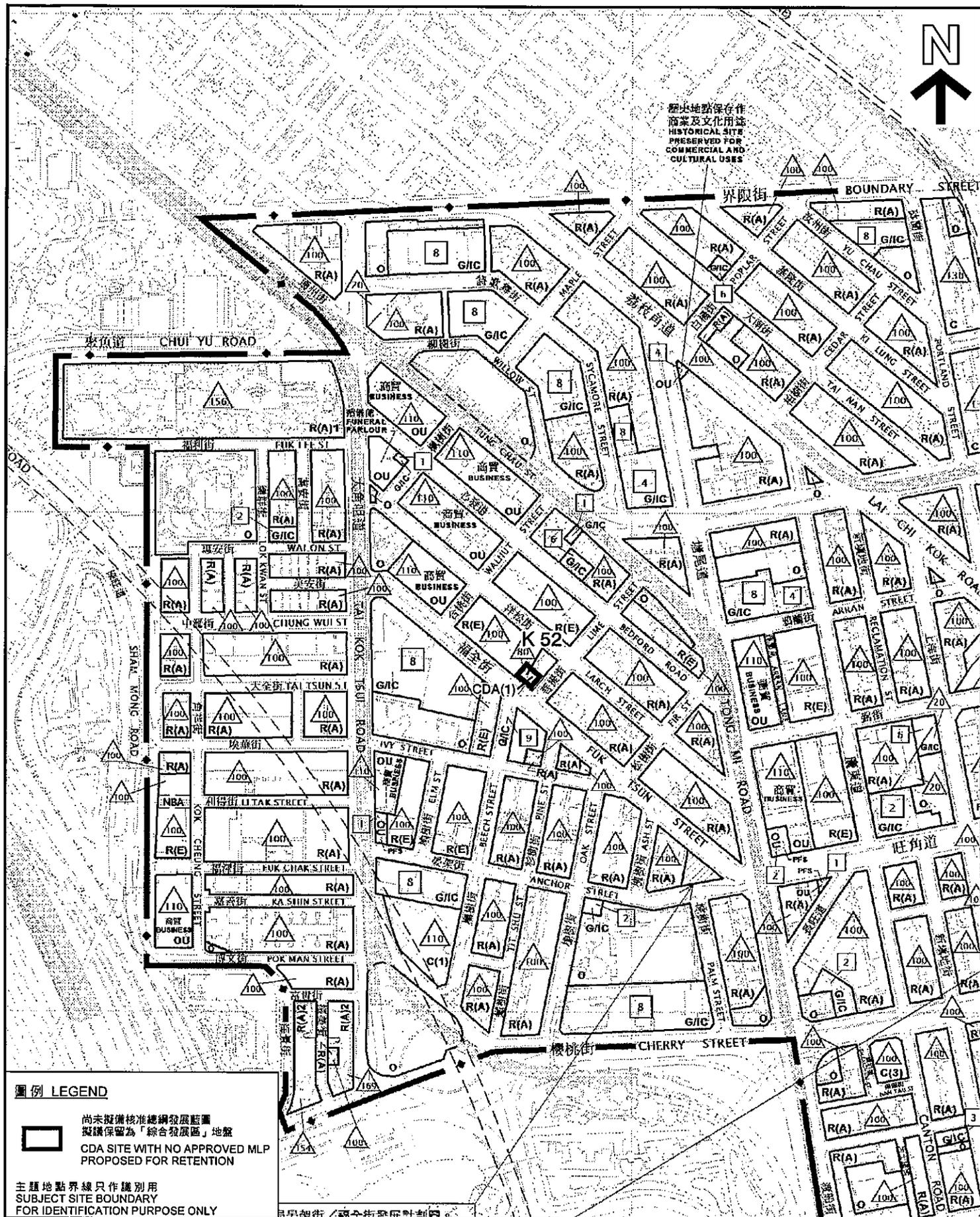
METRES 100 0 100 200 METRES

參考編號
REFERENCE No.
M/UR/18/46

圖 PLAN
8



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2019年3月14日擬備，
所根據的資料為於2018年7月13日
展示的分區計劃大綱圖編號S/K3/31

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/K3/31 EXHIBITED ON 13.7.2018

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 52
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. K 52
56 FUK TSUN STREET & 1 LIME STREET
MONG KOK, KOWLOON
(KIL 11170)

SCALE 1:5,000 比例尺

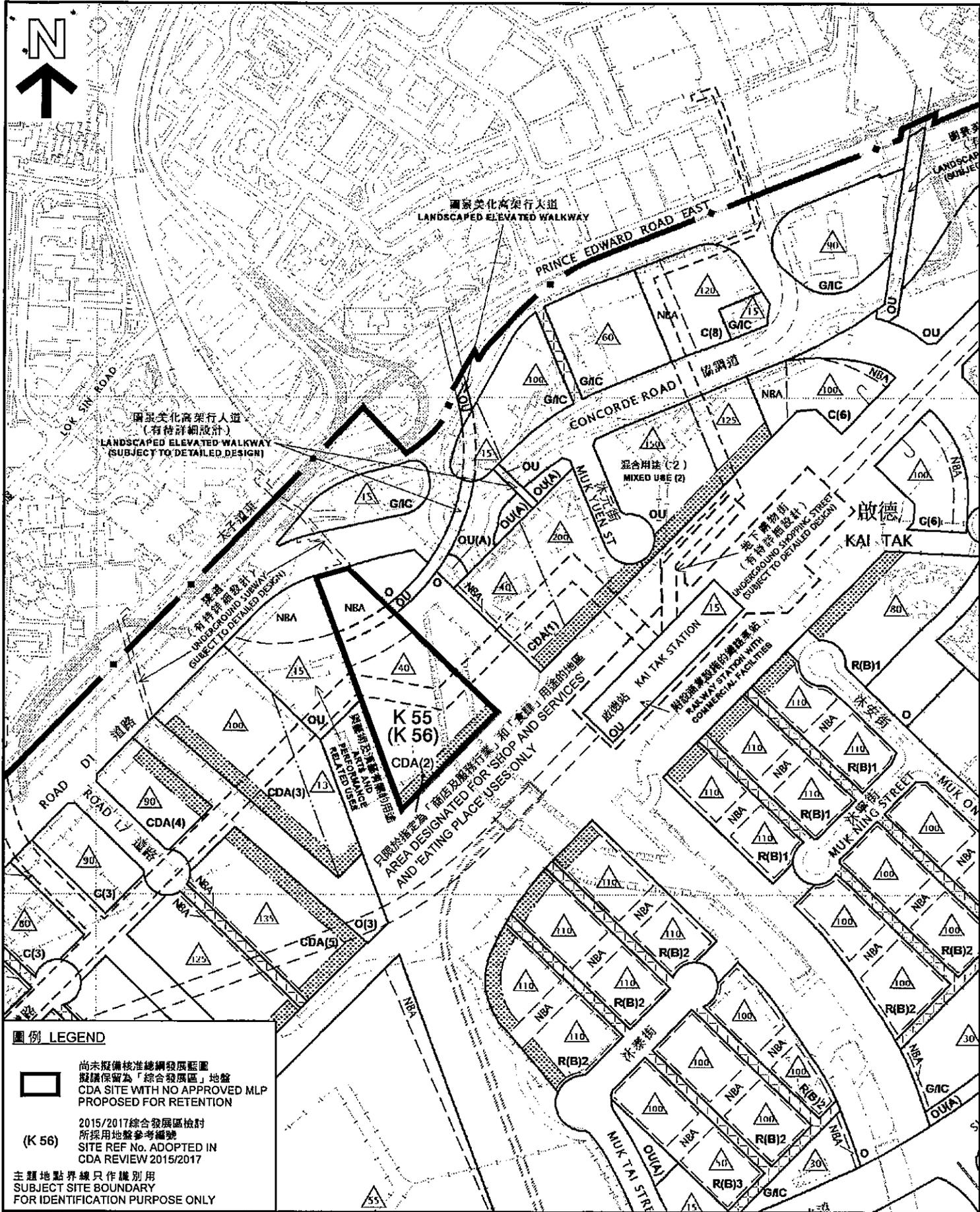
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/47

圖 PLAN
9



圖例 LEGEND

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

(K 56)
 2015/2017綜合發展區檢討
 所採用地盤參考編號
 SITE REF No. ADOPTED IN
 CDA REVIEW 2015/2017

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

本摘要圖於2019年3月14日擬備，
 所根據的資料為於2018年5月15日
 核准的分區計劃大綱圖編號S/K22/6

EXTRACT PLAN PREPARED ON 14.3.2019
 BASED ON OUTLINE ZONING PLAN No.
 S/K22/6 APPROVED ON 15.5.2018

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 55
 九龍啟德啟德城中心北部
 啟德河西面
 CDA SITE REF. No. K 55
 AREA ON THE WESTERN SIDE OF
 KAI TAK RIVER IN KAI TAK CITY CENTRE NORTH
 KAI TAK, KOWLOON
 SCALE 1:5 000 比例尺

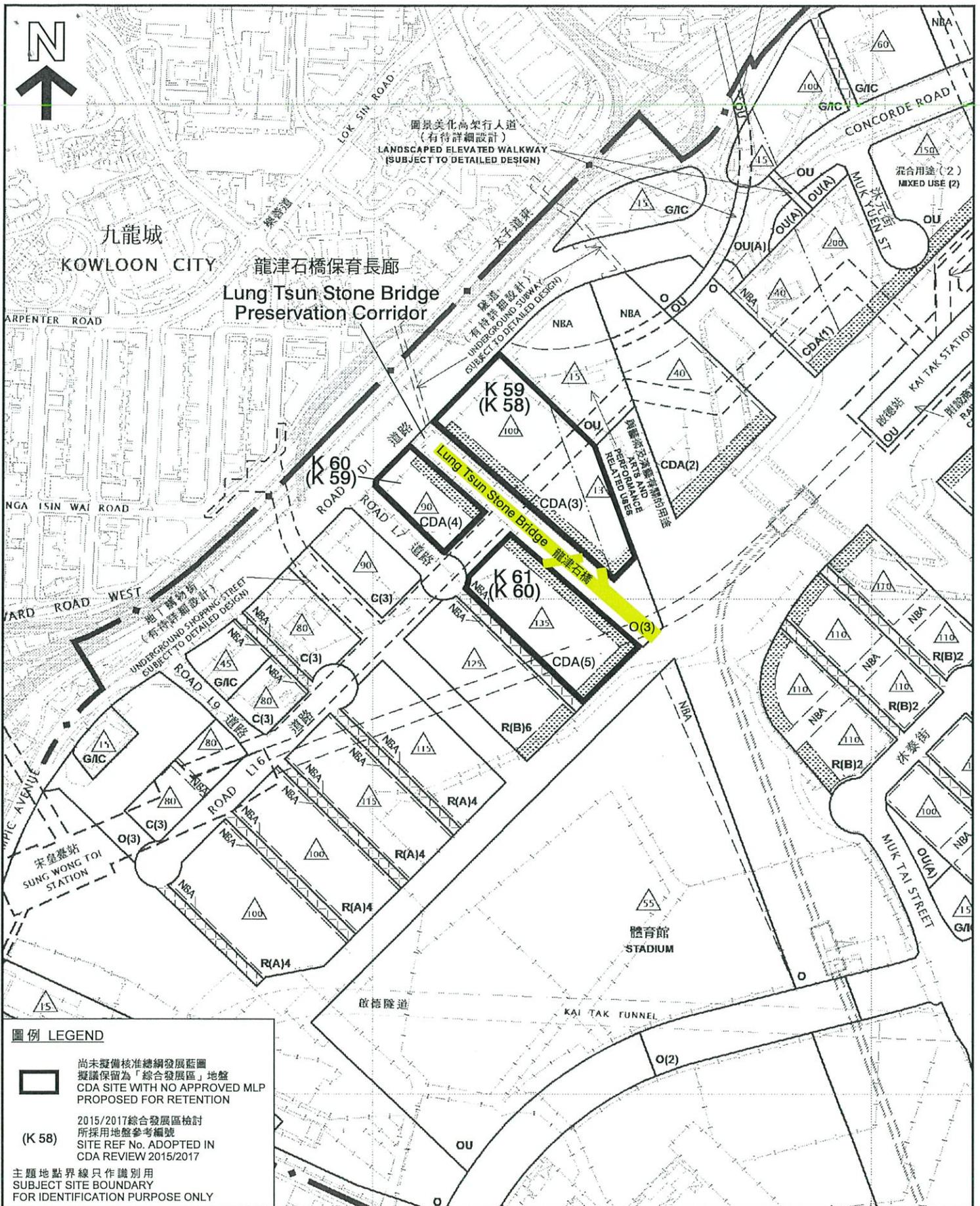
* 100 0 100 200 *
 METRES METRES

規劃署
PLANNING
DEPARTMENT

參考編號
 REFERENCE No.
M/UR/18/48



圖 PLAN
 10



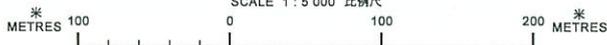
圖例 LEGEND

-  尚未擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH NO APPROVED MLP
PROPOSED FOR RETENTION
- (K 58)** 2015/2017綜合發展區檢討
所採用地盤參考編號
SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017
- 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 K 59、K 60及K 61
九龍啟德緊連啟德城中心北部龍津石橋保育長廊
CDA SITE REF. Nos. K 59, K 60 AND K 61
ABUTTING LUNG TSUN STONE BRIDGE
PRESERVATION CORRIDOR IN
KAI TAK CITY CENTRE NORTH
KAI TAK, KOWLOON

SCALE 1 : 5 000 比例尺



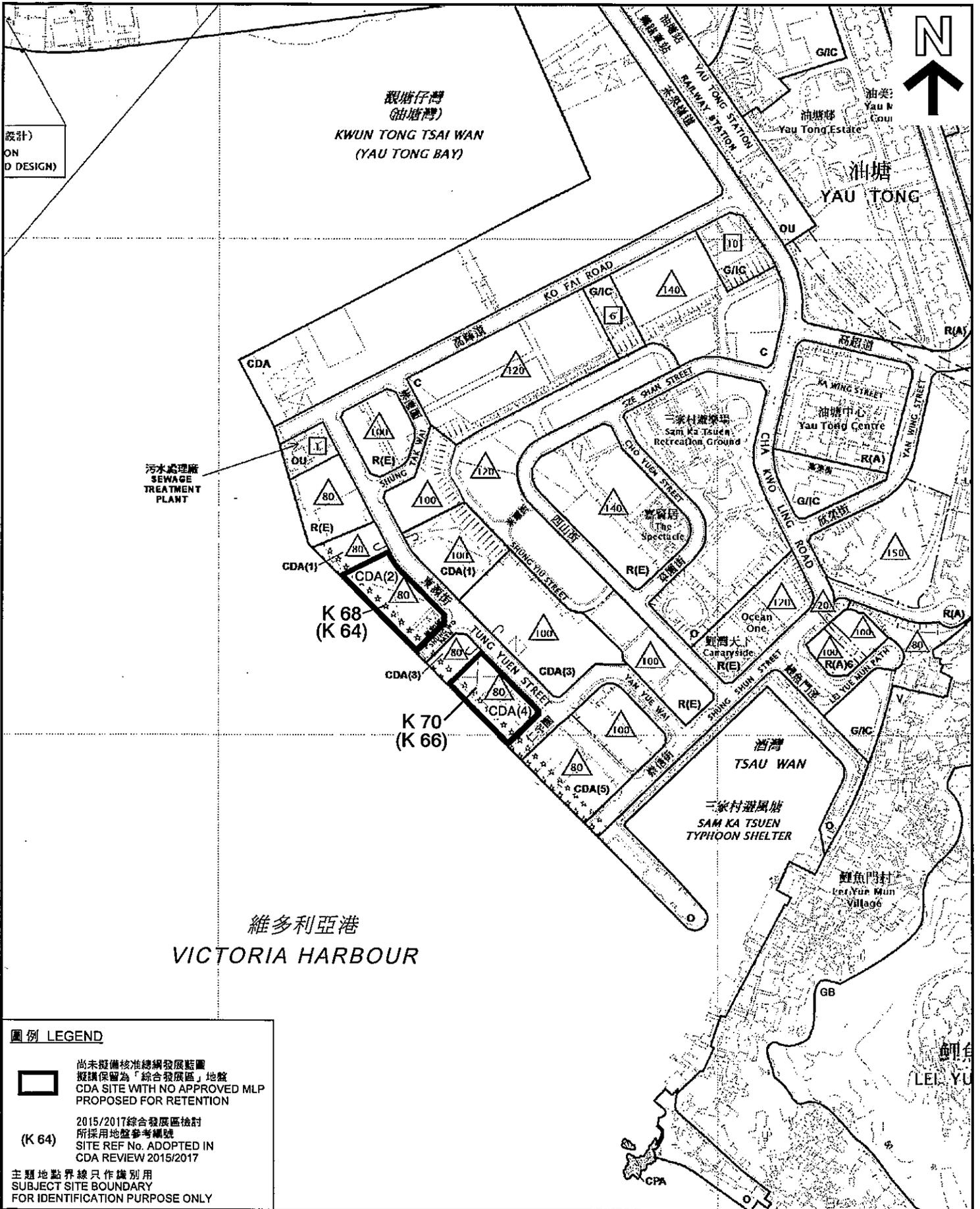
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/49

圖 PLAN
11

本摘要圖於2019年3月14日擬備，
所根據的資料為於2018年5月15日
核准的分區計劃大綱圖編號S/K22/6
EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/K22/6 APPROVED ON 15.5.2018



設計)
ON
O DESIGN)

污水處理廠
SEWAGE
TREATMENT
PLANT

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

(K 64)

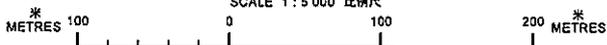
2015/2017綜合發展區檢討
所採用地盤參考編號
SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017

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 K 68 及 K 70
九龍油塘東源街油塘海旁地段第72號和毗連政府土地 (K 68)
九龍油塘東源街油塘海旁地段第58號、第59號、第60號、第61號及第62號 (K 70)
CDA SITE REF. Nos. K 68 AND K 70
YTML 72 AND ADJOINING GOVERNMENT LAND AT TUNG YUEN STREET
YAU TONG, KOWLOON (K 68)
YTMLS 58, 59, 60, 61 and 62 AT TUNG YUEN STREET
YAU TONG, KOWLOON (K70)

SCALE 1:5000 比例尺



EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/K15/25 APPROVED ON 11.4.2017

規劃署
PLANNING
DEPARTMENT

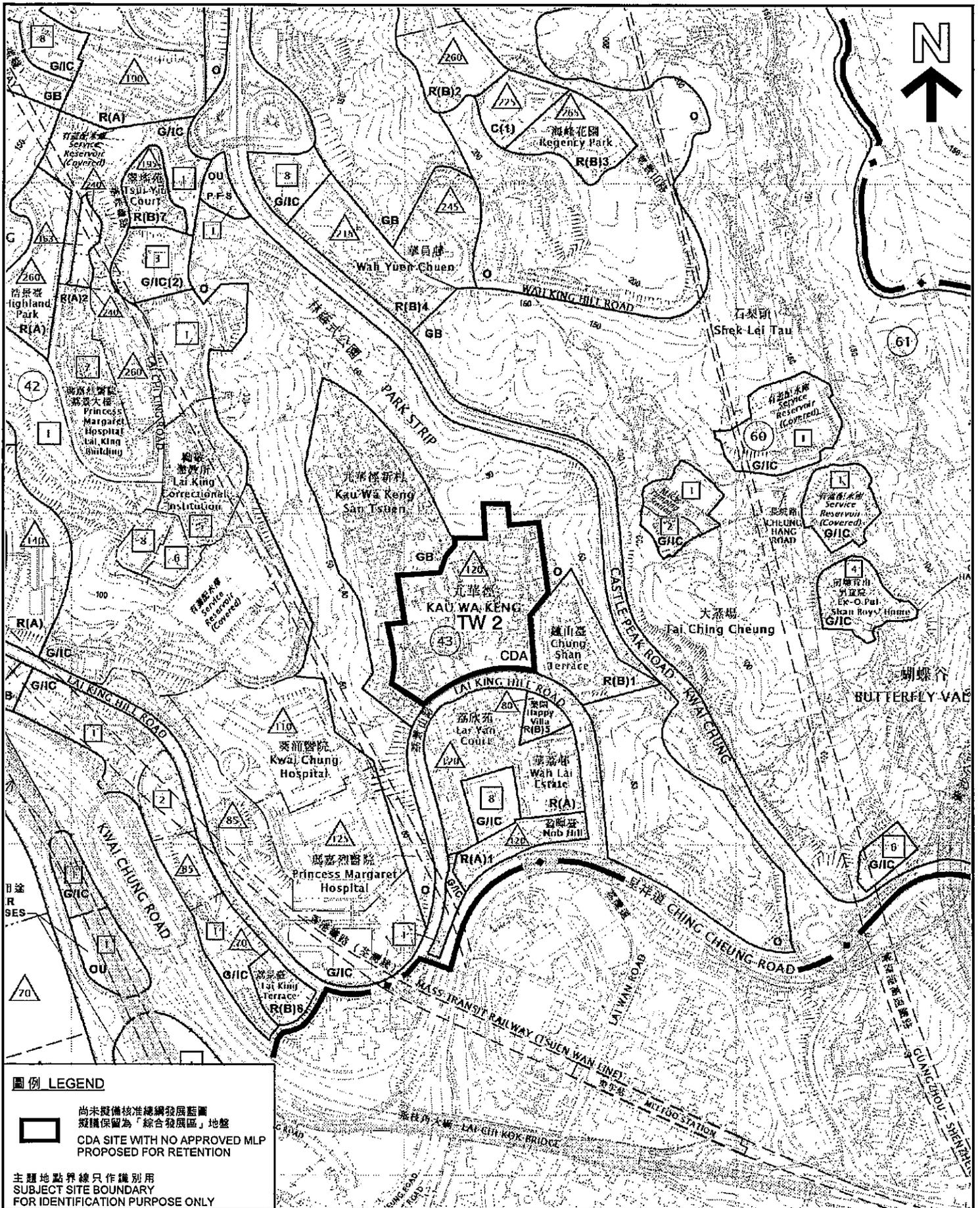


參考編號
REFERENCE No.

M/UR/18/168

圖 PLAN

12



圖例 LEGEND

 尚未擬備核准總綱發展藍圖
擬備保留為「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2019年3月14日擬備，
所根據的資料為於2018年1月19日
展示的分區計劃大綱圖編號S/KC/29

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/KC/29 EXHIBITED ON 19.1.2018

平面圖 SITE PLAN

綜合發展區地盤參考編號 TW 2
新界葵涌九華徑
荔景山道以北

CDA SITE REF. No. TW 2
NORTH OF LAI KING HILL ROAD
KAU WA KENG, KWAI CHUNG, NEW TERRITORIES

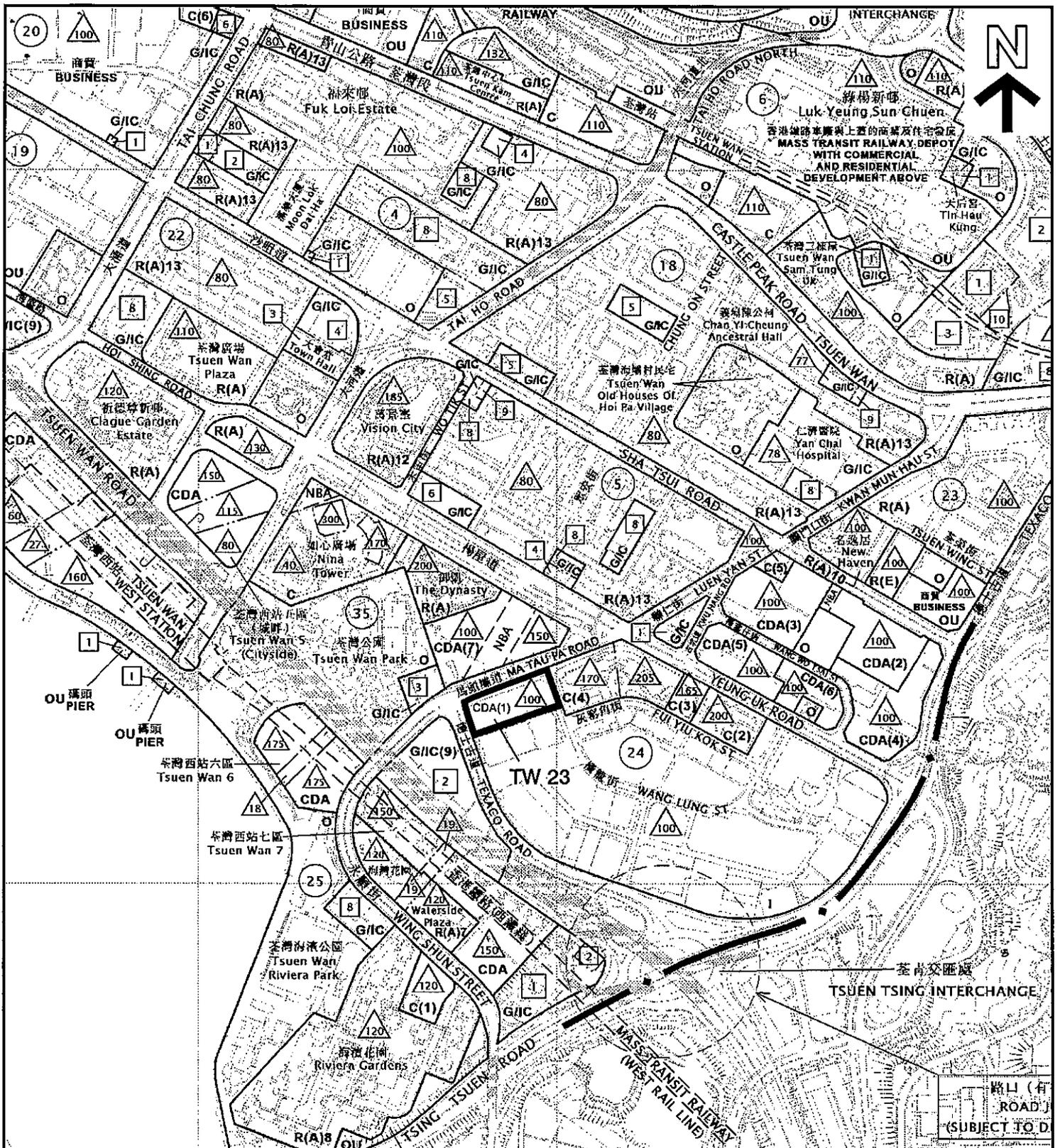
SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/53

圖 PLAN
13



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

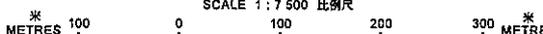
本摘要圖於2019年3月14日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/TW/33

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/TW/33 APPROVED ON 11.4.2017

平面圖 SITE PLAN

綜合發展區地盤參考編號 TW 23
新界荃灣
馬頭壩道19-31號
CDA SITE REF. No. TW 23
19-31 MA TAU PA ROAD
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

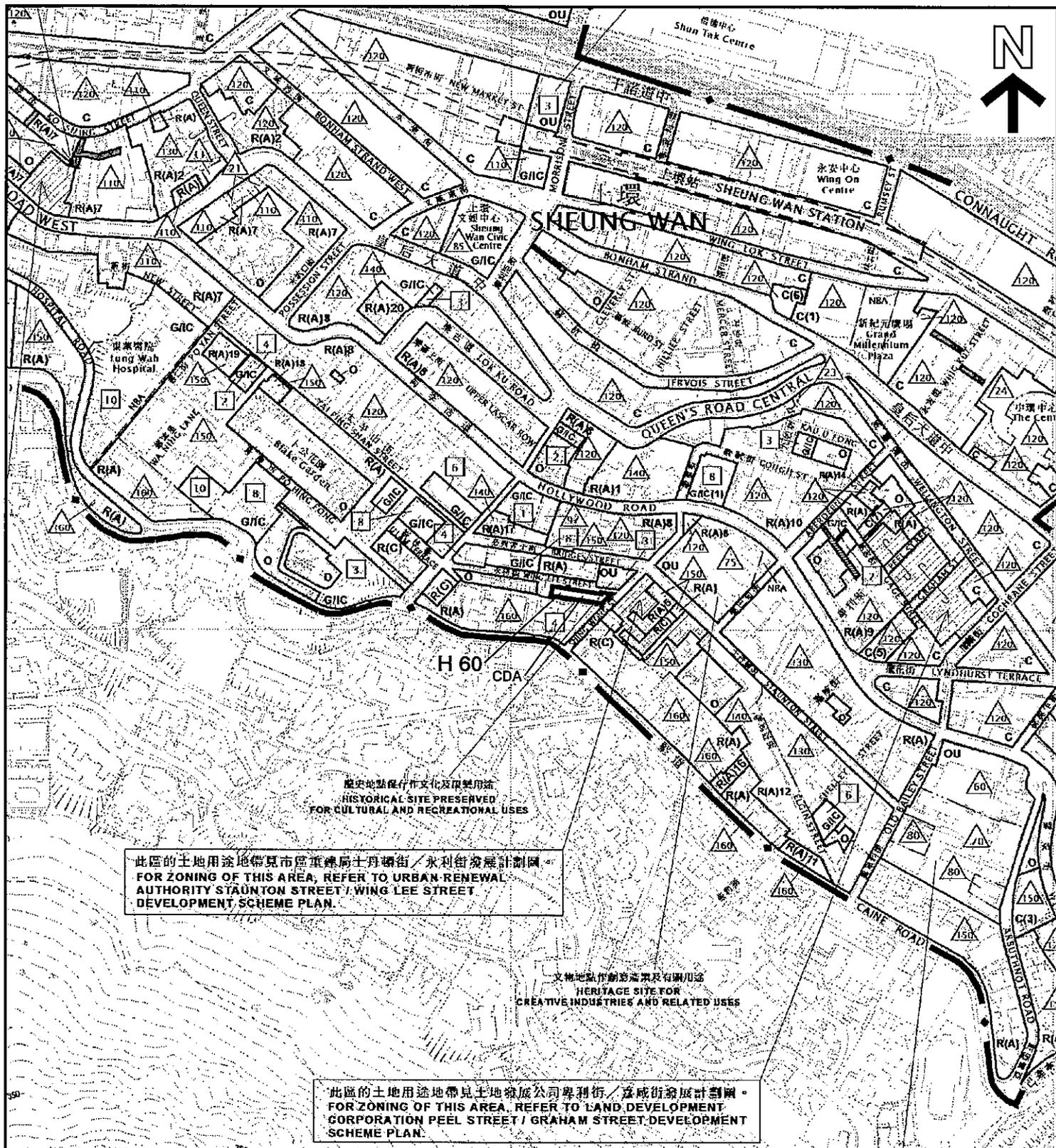


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No. **M/UR/18/54**

圖 PLAN
14



此區的土地用途地帶見市營重建局士丹頓街／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.

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.

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

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

歷史地點保存作文化、康樂及商業用途
 HISTORICAL SITE PRESERVED FOR CULTURAL, RECREATIONAL AND COMMERCIAL USES

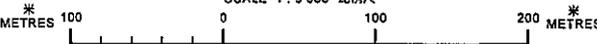
圖例 LEGEND

-  尚未擬備核准總綱發展藍圖
有待檢討
CDA SITE WITH NO APPROVED MLP
SUBJECT TO REVIEW
- 主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年3月14日擬備，
 所根據的資料為於2018年9月21日
 展示的分區計劃大綱圖編號S/H3/32
 EXTRACT PLAN PREPARED ON 14.3.2019
 BASED ON OUTLINE ZONING PLAN No.
 S/H3/32 EXHIBITED ON 21.9.2018

平面圖 SITE PLAN
 綜合發展區地盤參考編號 H 60
 香港上環永利街和城皇街
 CDA SITE REF. No. H 60
 WING LEE STREET / 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/18/42

圖 PLAN
 15



圖例 LEGEND



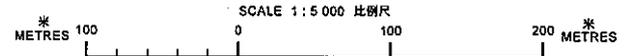
尚未擬備核准總綱發展藍圖
有待檢討
CDA SITE WITH NO APPROVED MLP
SUBJECT TO REVIEW

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

本摘要圖於2019年3月14日擬備，
所根據的資料為於2019年1月8日
核准的分區計劃大綱圖編號S/K10/24

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/K10/24 APPROVED ON 8.1.2019

平面圖 SITE PLAN
綜合發展區地盤參考編號 K 31
九龍馬頭角九龍城道和馬頭角道交界處
CDA SITE REF. No. K 31
JUNCTION OF KOWLOON CITY ROAD AND MA TAU KOK ROAD
MA TAU KOK, KOWLOON

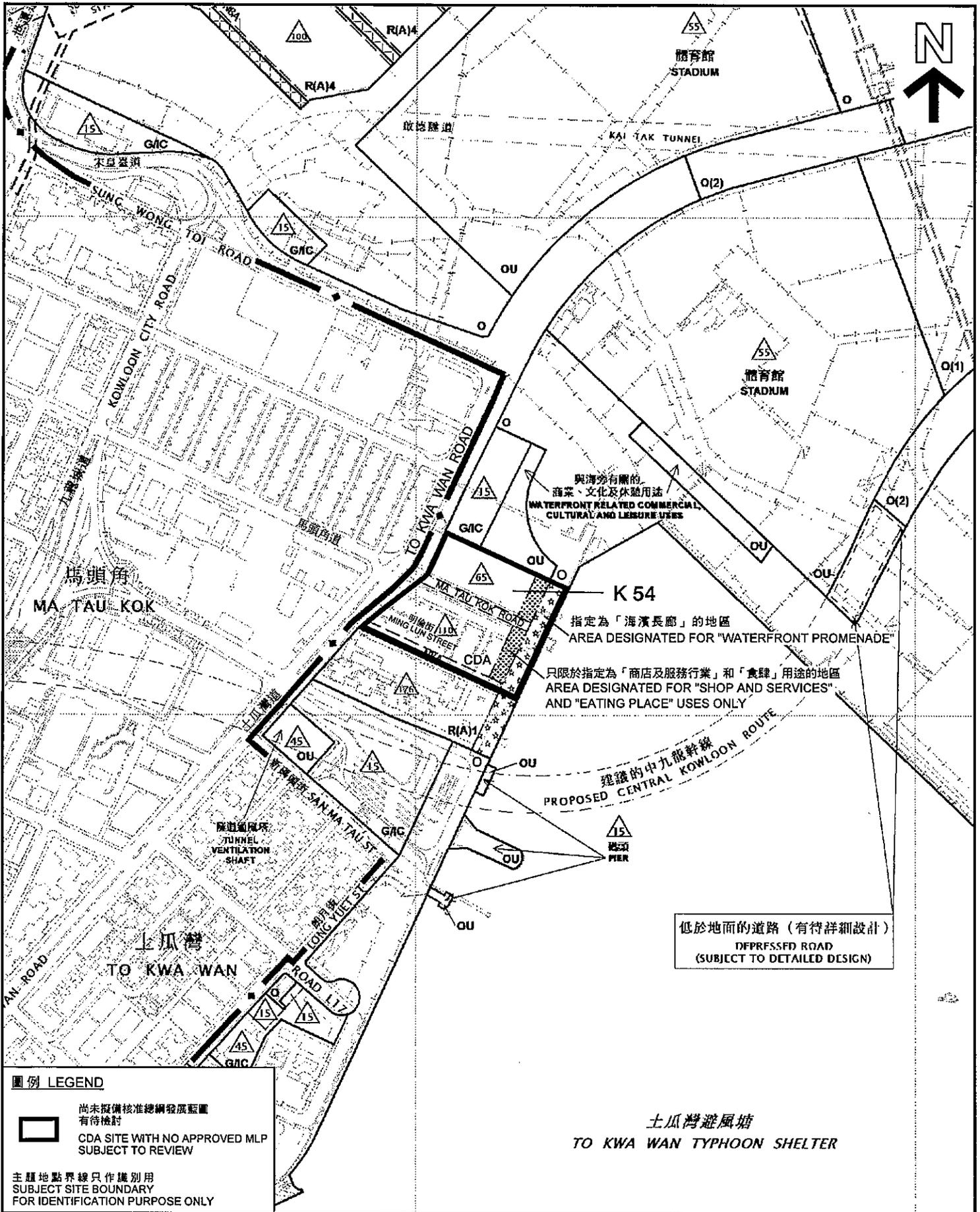


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/56

圖 PLAN
16



圖例 LEGEND

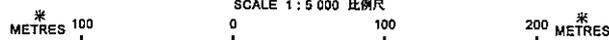
- 尚未擬備核准總綱發展藍圖
有待檢討
CDA SITE WITH NO APPROVED MLP
SUBJECT TO REVIEW

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

本摘要圖於2019年3月14日擬備，
所根據的資料為於2018年5月15日
核准的分區計劃大綱圖編號S/K22/6

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/K22/6 APPROVED ON 15.5.2018

平面圖 SITE PLAN
綜合發展區地盤參考編號 K 54
九龍土瓜灣
馬頭角道和土瓜灣道交界處
(包括明倫街)
CDA SITE REF. No. K 54
JUNCTION OF MA TAU KOK ROAD AND TO KWA WAN ROAD
(INCLUDING MING LUN STREET)
TO KWA WAN, KOWLOON
SCALE 1:5 000 比例尺



低於地面的道路 (有待詳細設計)
DEPRESSED ROAD
(SUBJECT TO DETAILED DESIGN)

土瓜灣避風塘
TO KWA WAN TYPHOON SHELTER

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/57

圖 PLAN
17



圖例 LEGEND


 尚未擬備核准總綱發展範圍
 有待檢討
 CDA SITE WITH NO APPROVED MLP
 SUBJECT TO REVIEW


 2015/2017綜合發展區檢討
 所採用地盤參考編號
 SITE REF No. ADOPTED IN
 CDA REVIEW 2015/2017

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

本摘要圖於2019年3月14日擬備，
 所根據的資料為於2017年4月11日
 核准的分區計劃大綱圖編號S/TW/33

EXTRACT PLAN PREPARED ON 14.3.2019
 BASED ON OUTLINE ZONING PLAN No.
 S/TW/33 APPROVED ON 11.4.2017

平面圖 SITE PLAN

綜合發展區地盤參考編號 TW 37、TW 38及TW 39
 新界全海橋屋邨及德士古道交界處橋仔街東北 (TW 37)
 新界全海橋屋邨及古坑道交界處橋仔街南 (TW 38)
 新界全海橋屋邨北及橋高仔街南 (TW 39)

CDA SITE REF. Nos. TW 37, TW 38 AND TW 39
 NORTH-EAST OF WANG WO TSAI STREET
 AT THE JUNCTION OF YEUNG UK ROAD AND TEXACO ROAD
 TSUEN WAN, NEW TERRITORIES (TW 37)
 SOUTH OF WANG WO TSAI STREET
 AT THE JUNCTION OF YEUNG UK ROAD AND KWU HANG ROAD
 TSUEN WAN, NEW TERRITORIES (TW 38)
 SOUTH OF WANG WO TSAI STREET AND NORTH OF YEUNG UK ROAD
 TSUEN WAN, NEW TERRITORIES (TW 39)

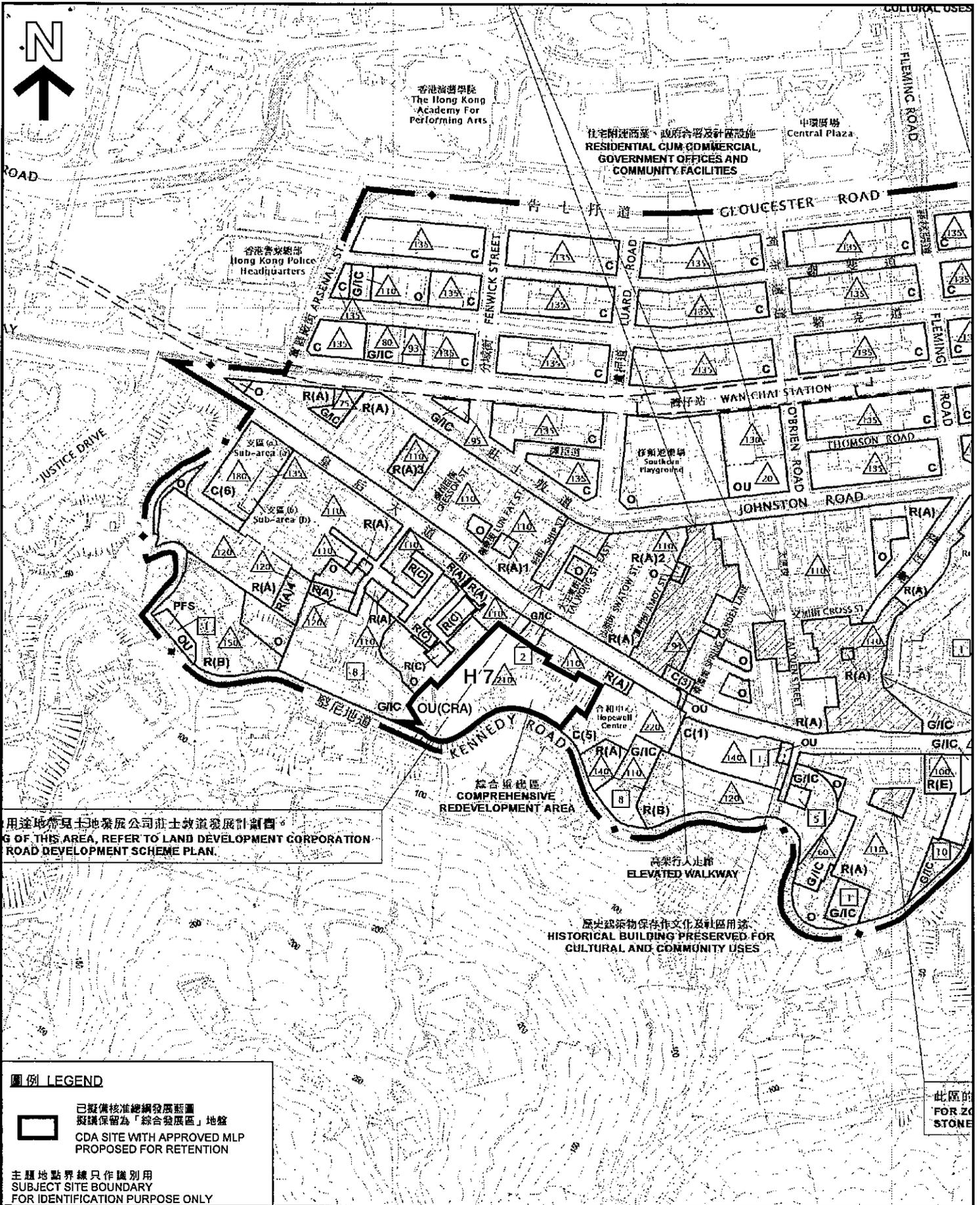
SCALE 1:7,500 比例尺

* 100 0 100 200 300 *
 METRES METRES

規劃署
**PLANNING
 DEPARTMENT**


參考編號
 REFERENCE No.
M/UR/18/55

圖 PLAN
18



用途地帶見土地發展公司旺士敦道發展計劃圖。
 G OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION ROAD DEVELOPMENT SCHEME PLAN.

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2019年3月14日擬備，所根據的資料為於2018年5月4日展示的分區計劃大綱圖編號S/H5/28
 EXTRACT PLAN PREPARED ON 14.3.2019 BASED ON OUTLINE ZONING PLAN No. S/H5/28 EXHIBITED ON 4.5.2018

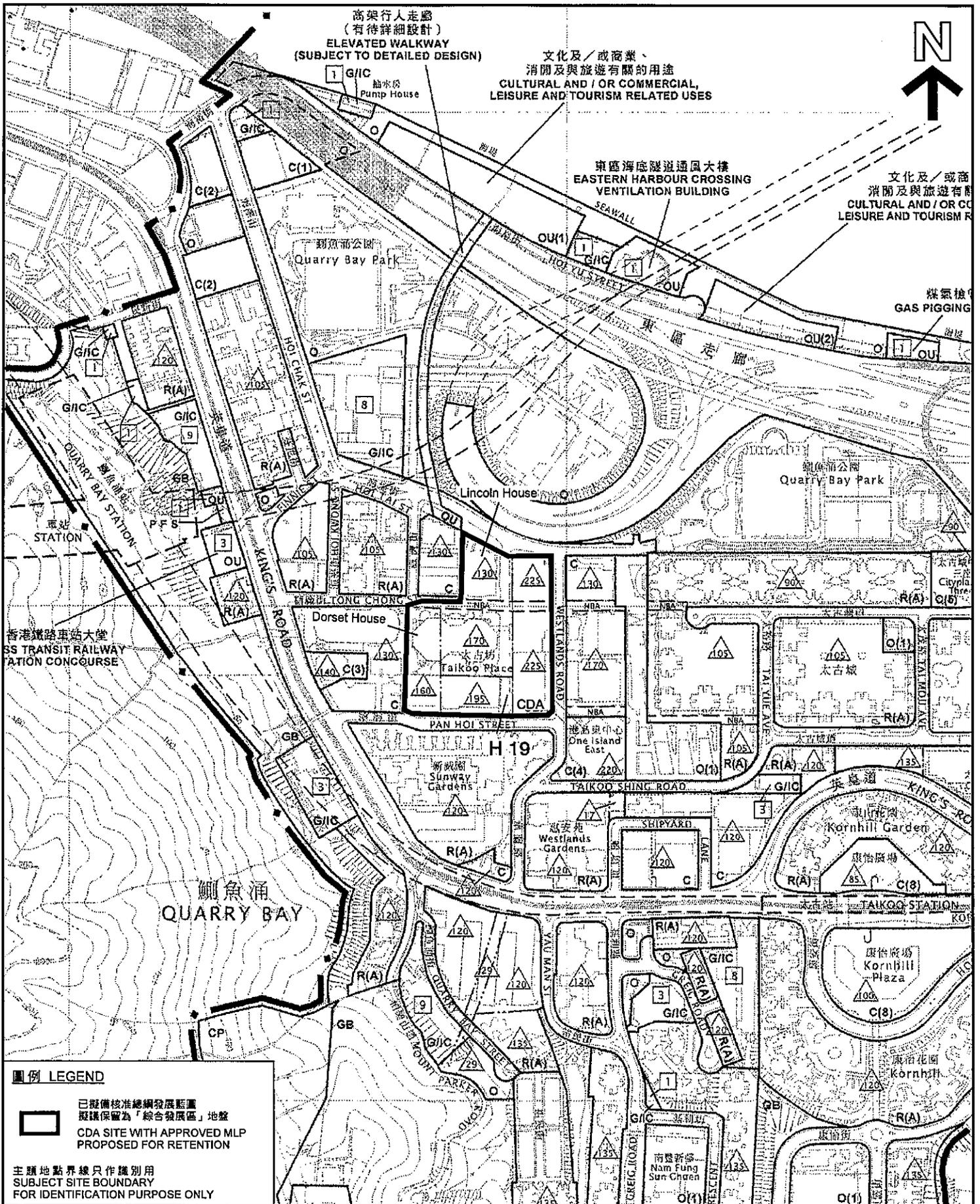
平面圖 SITE PLAN
 綜合發展區地盤參考編號 H 7
 合和中心二期 (HC II)
 位於香港灣仔合和中心西面以堅尼地道和船街為界線
 CDA SITE REF. No. H 7
 HOPEWELL CENTRE II (HC II)
 AREA TO THE WEST OF HOPEWELL CENTRE BOUNDED BY KENNEDY ROAD AND SHIP STREET
 WAN CHAI, HONG KONG
 SCALE 1 : 5 000 比例尺

METRES 100 0 100 200 METRES

規劃署 PLANNING DEPARTMENT

參考編號 REFERENCE No. M/UR/18/169

圖 PLAN 19



平面圖 SITE PLAN

綜合發展區地盤參考編號 H 19
 香港鰂魚涌英皇道979號太古坊
 CDA SITE REF. No. H 19
 TAIKOO PLACE, 979 KING'S ROAD
 QUARRY BAY, HONG KONG

規劃署
 PLANNING
 DEPARTMENT

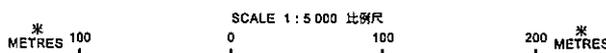


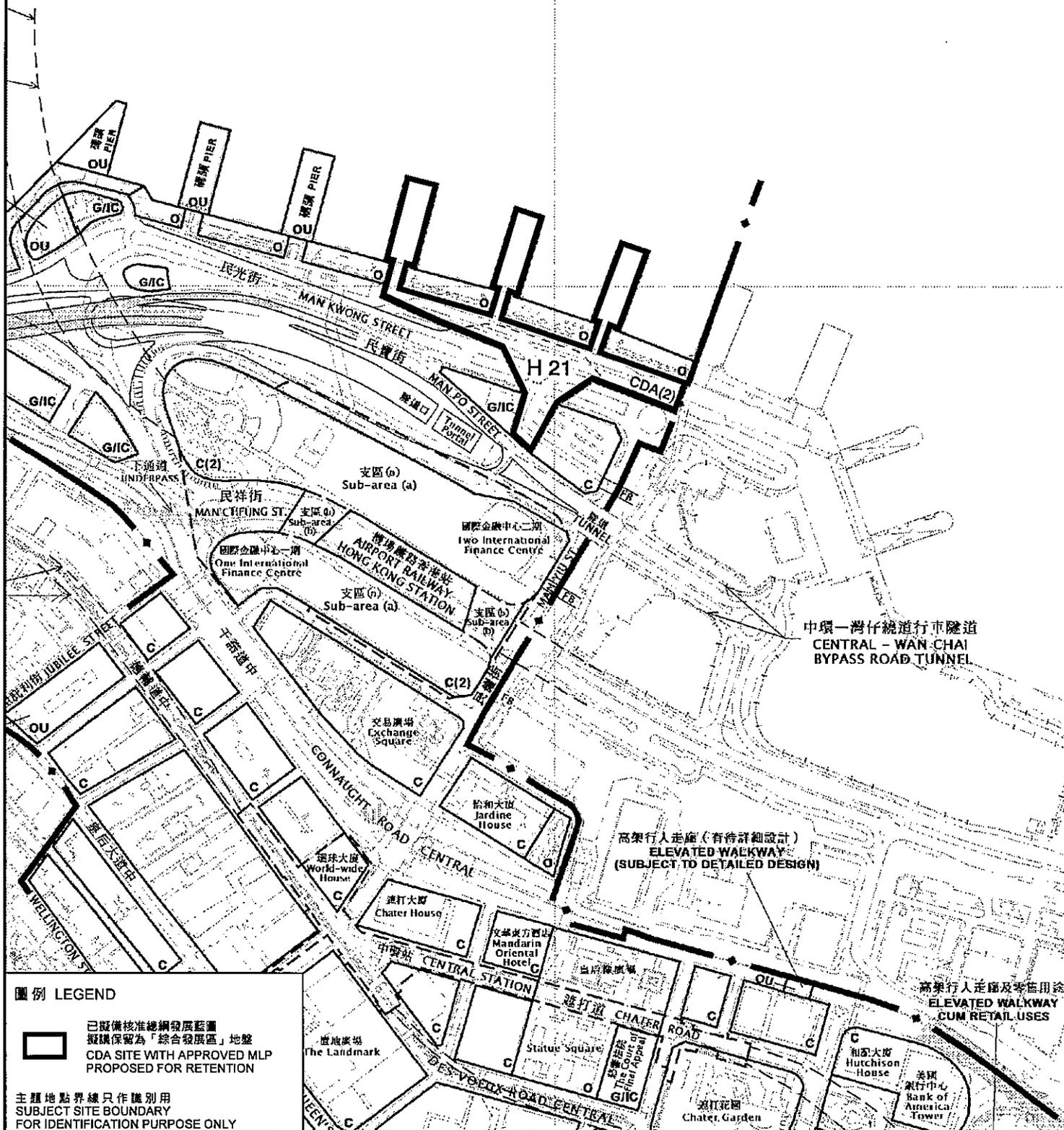
參考編號
 REFERENCE No.
 M/UR/18/59

圖 PLAN
 20

本摘要圖於2019年3月14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

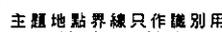
EXTRACT PLAN PREPARED ON 14.3.2019
 BASED ON OUTLINE ZONING PLAN No.
 S/H21/28 APPROVED ON 6.7.2010





圖例 LEGEND

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

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

本摘要圖於2019年3月14日擬備，
所根據的資料為於2016年11月1日
核准的分區計劃大綱圖編號S/H4/16

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/H4/16 APPROVED ON 1.11.2016

平面圖 SITE PLAN
綜合發展區地盤參考編號 H 21
香港中環
綜合發展區包括4、5和6號碼頭
CDA SITE REF. No. H 21
COMPREHENSIVE DEVELOPMENT AREA
INCLUDING PIERS No. 4, 5 AND 6
CENTRAL, HONG KONG

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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/60

圖 PLAN
21



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

道通風大樓
CHAI BYPASS
BUILDING

景高樂行人走廊
(右待詳細設計)

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2019年3月14日擬備，
所根據的資料為於2017年8月15日
核准的分區計劃大綱圖編號S/H8/26
EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/H8/26 APPROVED ON 15.8.2017

平面圖 SITE PLAN
綜合發展區地盤參考編號 H 23
香港北角(前政府物料供應處倉庫)
油街
CDA SITE REF. No. H 23
OIL STREET
(EX-GOVERNMENT SUPPLIES DEPARTMENT DEPOT)
NORTH POINT, HONG KONG

SCALE 1 : 5 000 比例尺

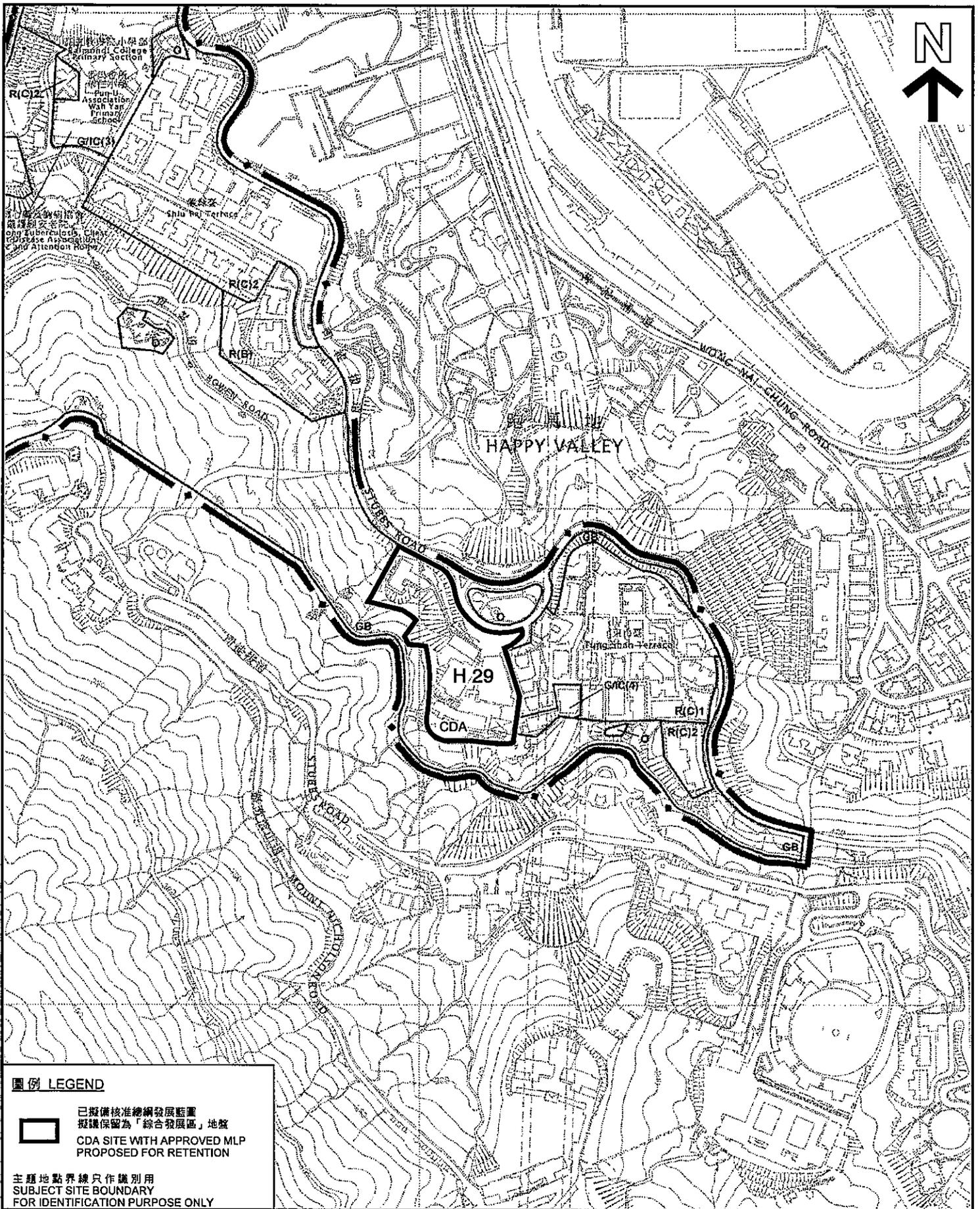
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/61

圖 PLAN
22



圖例 LEGEND

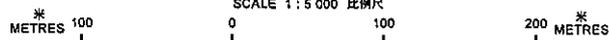
 已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

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

本摘要圖於2019年3月14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/H12/12

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/H12/12 APPROVED ON 6.7.2010

平面圖 SITE PLAN
綜合發展區地盤參考編號 H 29
香港司徒拔道
前嶺南大學校園地盤
CDA SITE REF. No. H 29
FORMER LINGNAN CAMPUS SITE
AT STUBBS ROAD
HONG KONG
SCALE 1:5,000 比例尺

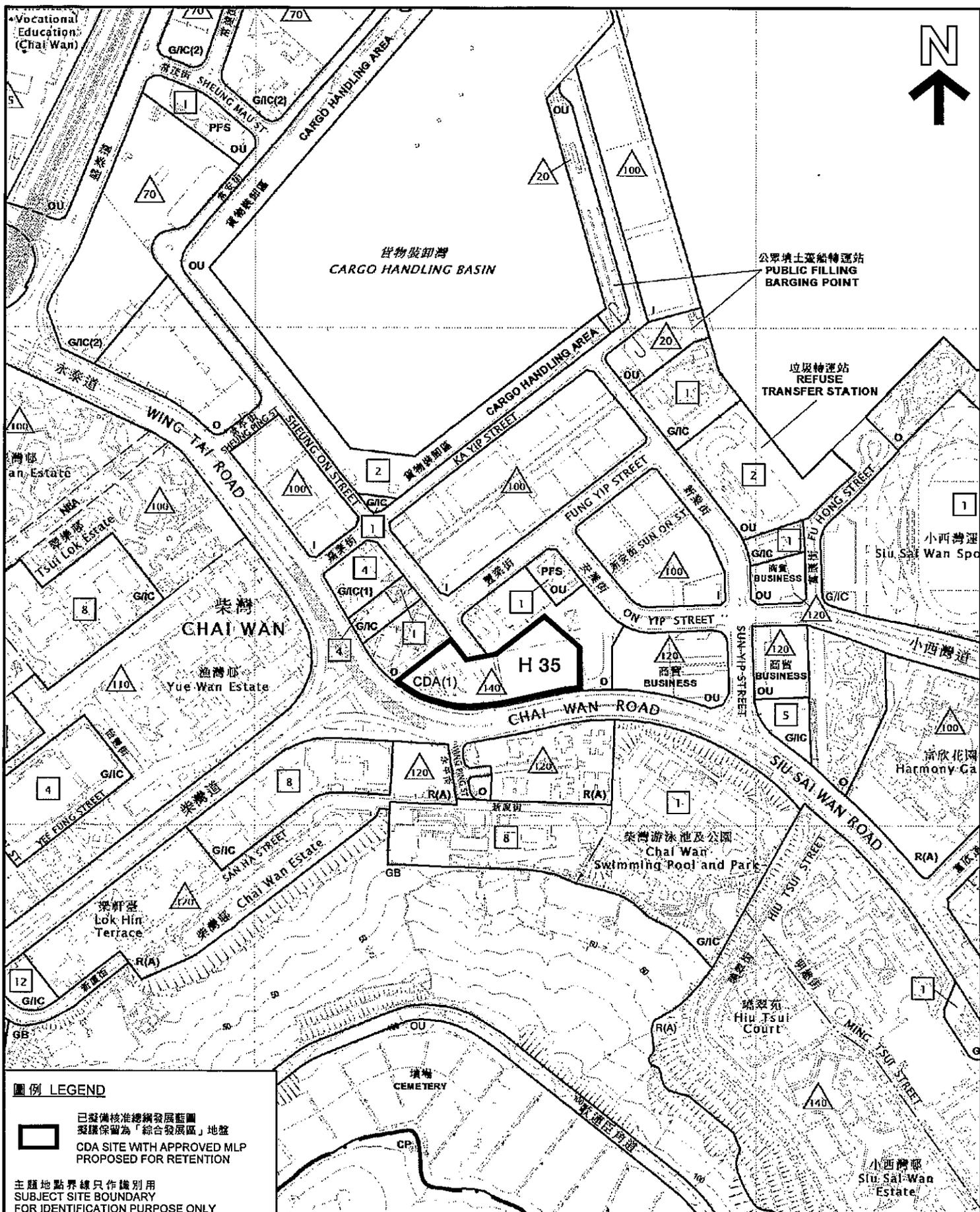


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/62

圖 PLAN
23



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

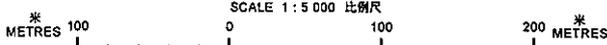
主體地點界線只作識別用
 SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年3月14日擬備，所根據的資料為於2017年9月5日核准的分區計劃大綱圖編號S/H20/23

EXTRACT PLAN PREPARED ON 14.3.2019
 BASED ON OUTLINE ZONING PLAN No. S/H20/23 APPROVED ON 5.9.2017

平面圖 SITE PLAN
 綜合發展區地盤參考編號 H 35
 香港柴灣
 柴灣道地盤
 CDA SITE REF. No. H 35
 SITE AT CHAI WAN ROAD
 CHAI WAN, HONG KONG

SCALE 1 : 5 000 比例尺

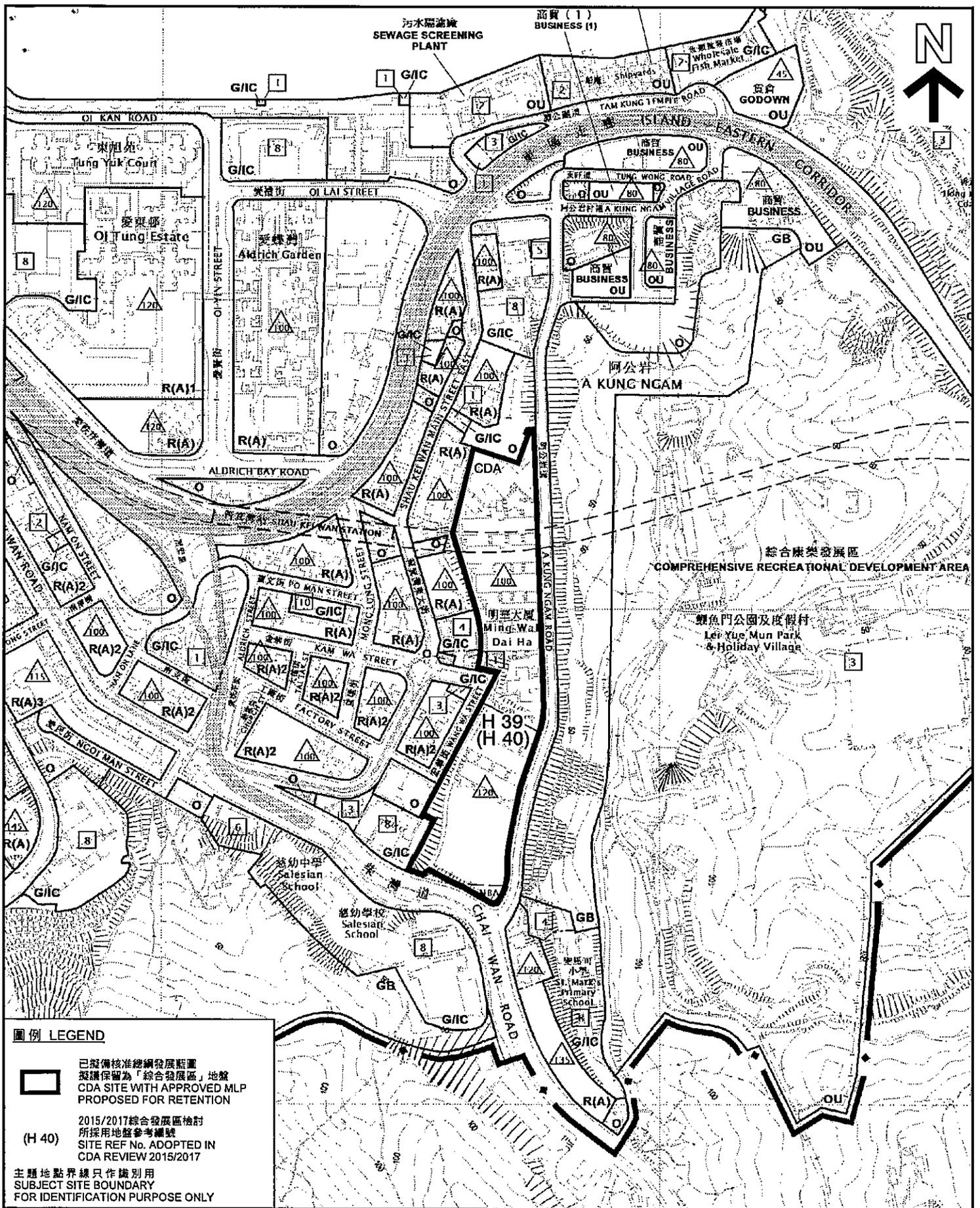


規劃署
 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/UR/18/63

圖 PLAN 24



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

(H 40)

2015/2017綜合發展區檢討
所採用地盤參考編號
SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017

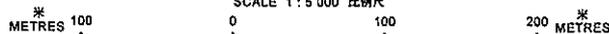
主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年3月14日擬備，
所根據的資料為於2015年3月31日
核准的分區計劃大綱圖編號S/H9/18

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/H9/18 APPROVED ON 31.3.2015

平面圖 SITE PLAN
綜合發展區地盤參考編號 H 39
香港筲箕灣亞公岩道1-25號
明華大廈
CDA SITE REF. No. H 39
MING WAH DAI HA
1-25 A KUNG NGAM ROAD
SHAU KEI WAN, HONG KONG

SCALE 1 : 5 000 比例尺

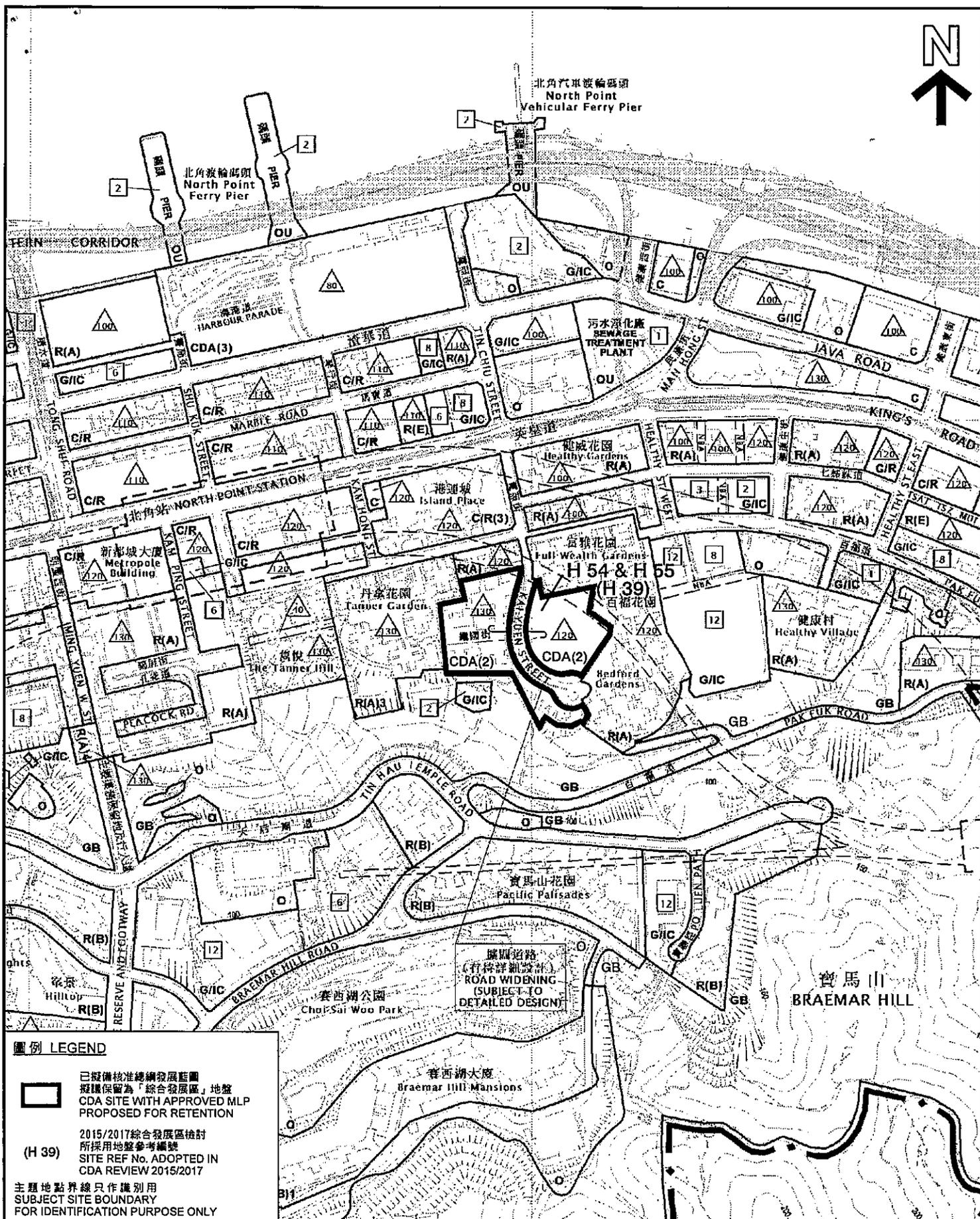


規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/UR/18/65

圖 PLAN
25



圖例 LEGEND

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

(H 39)
2015/2017綜合發展區檢討
所採用地盤參考編號
SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017

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 H 54 及 H 55
香港北角繼園街
CDA SITE REF. Nos. H 54 & H 55
KAI YUEN STREET
NORTH POINT, HONG KONG

規劃署
**PLANNING
DEPARTMENT**

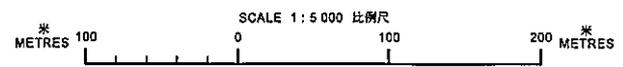


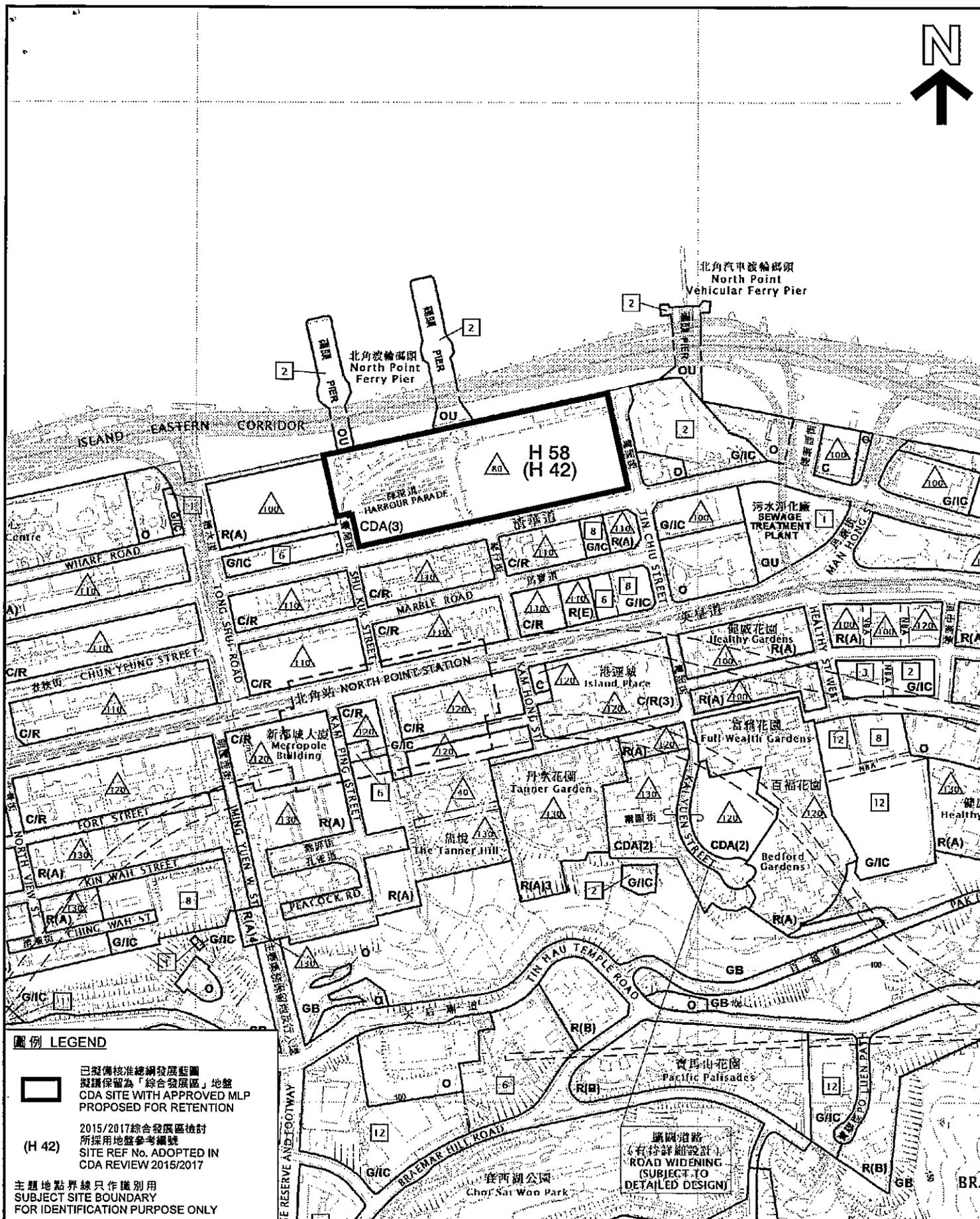
本摘要圖於2019年3月14日擬備，
所根據的資料為於2017年8月15日
核准的分區計劃大綱圖編號S/H8/26

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/H8/26 APPROVED ON 15.8.2017

參考編號
REFERENCE No.
M/UR/18/64

圖 PLAN
26





圖例 LEGEND

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

(H 42) 2015/2017綜合發展區檢討所採用地盤參考編號
SITE REF No. ADOPTED IN CDA REVIEW 2015/2017

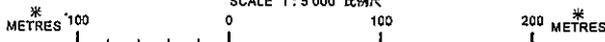
主題地點界線只作識別用
SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 H 58
香港北角
前北角邨

CDA SITE REF. No. H 58
EX-NORTH POINT ESTATE
NORTH POINT, HONG KONG

SCALE 1:5,000 比例尺



規劃署
PLANNING
DEPARTMENT

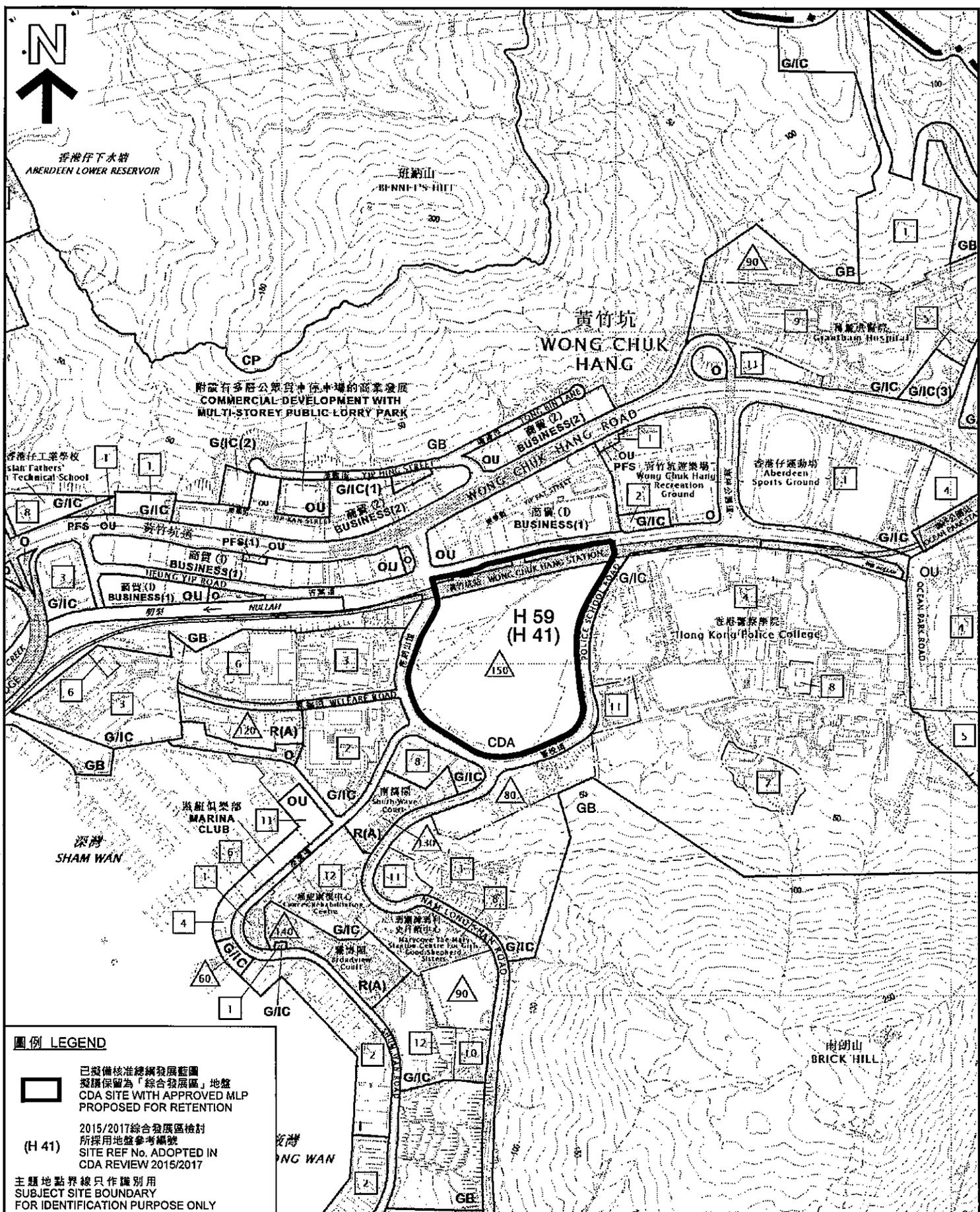


參考編號
REFERENCE No.
M/UR/18/68

圖 PLAN
27

本摘要圖於2019年3月14日擬備，
所根據的資料為於2017年8月15日
核准的分區計劃大綱圖編號S/H8/26

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/H8/26 APPROVED ON 15.8.2017



圖例 LEGEND

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

(H 41)
2015/2017綜合發展區檢討
所採用地盤參考編號
SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017

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

本摘要圖於2019年3月14日擬備，
所根據的資料為於2018年8月21日
核准的分區計劃大綱圖編號S/H15/33

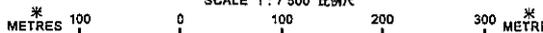
EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/H15/33 APPROVED ON 21.8.2018

平面圖 SITE PLAN

綜合發展區地盤參考編號 H 59
香港香港仔及鴨洲
前黃竹坑邨

CDA SITE REF. No. H 59
EX-WONG CHUK HANG ESTATE
ABERDEEN & AP LEI CHAU, HONG KONG

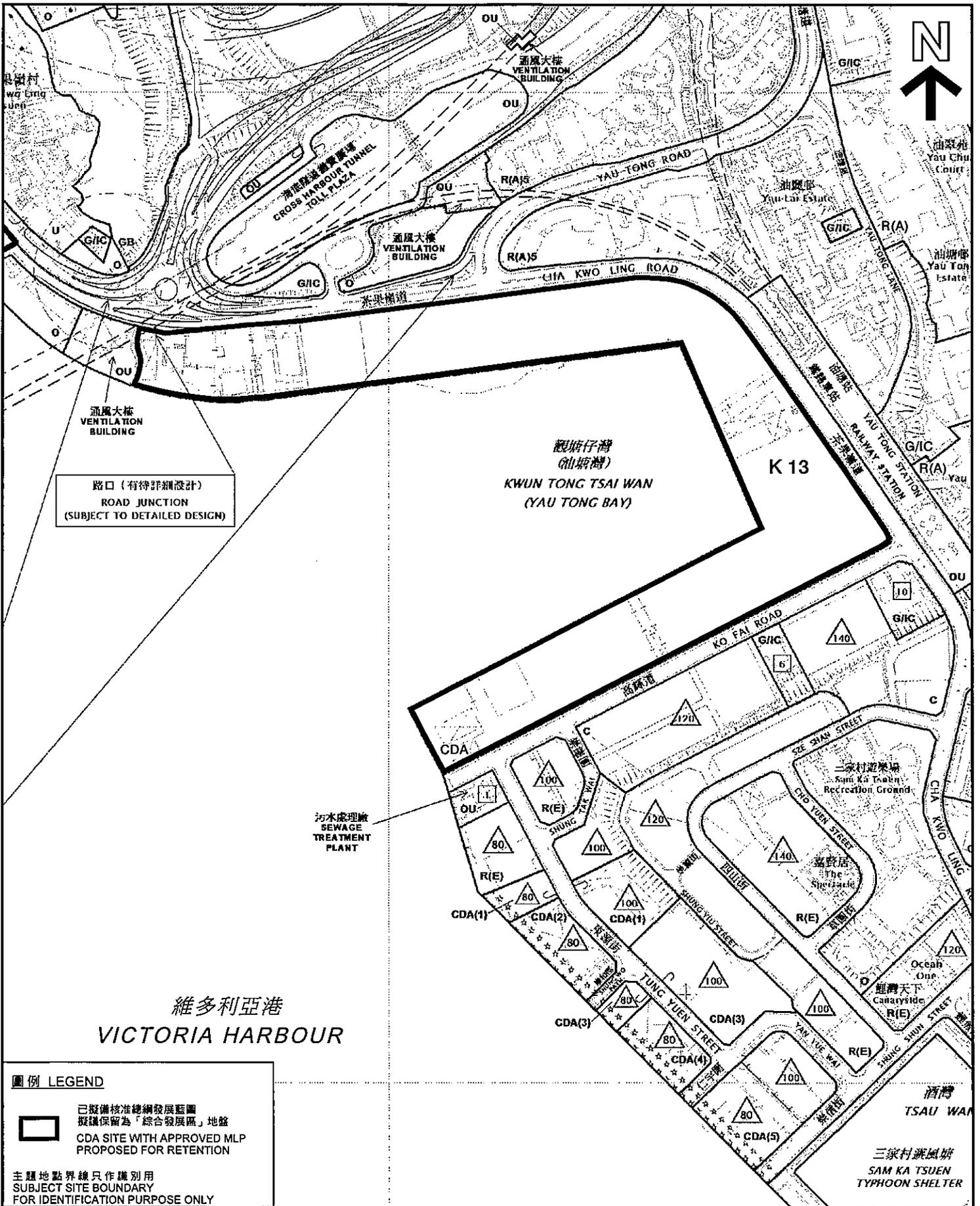
SCALE 1:7 500 比例尺



規劃署
PLANNING
DEPARTMENT



參考編號 REFERENCE No.	圖 PLAN
M/UR/18/67	28



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

污水處理廠
SEWAGE
TREATMENT
PLANT

維多利亞港
VICTORIA HARBOUR

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2019年3月14日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/K15/25

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/K15/25 APPROVED ON 11.4.2017

平面圖 SITE PLAN
綜合發展區地盤參考編號 K 13
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. K 13
AREA BOUNDED BY CHA KWO LING ROAD
KO FAI ROAD AND VICTORIA HARBOUR
YAU TONG BAY, KOWLOON

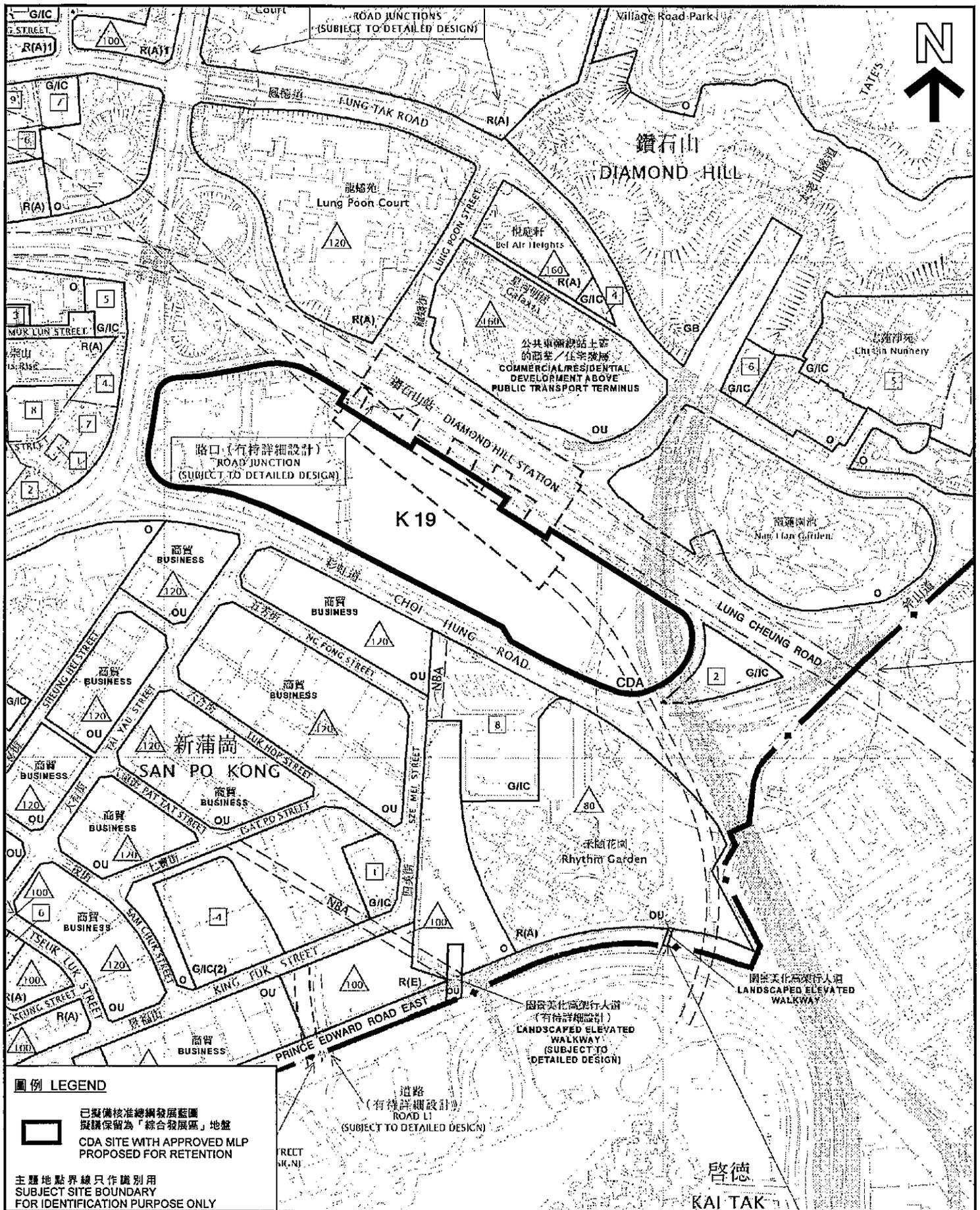
SCALE 1:5 000 比例尺

METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/UR/18/69

圖 PLAN
30



圖例 LEGEND

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

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

本摘要圖於2019年3月14日擬備，
所根據的資料為於2016年12月6日
核准的分區計劃大綱編號S/K11/29

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/K11/29 APPROVED ON 6.12.2016

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 19
以九龍鑽石山的彩虹道和龍翔道為界線
CDA SITE REF. No. K 19
AREA BOUNDED BY CHOI HUNG ROAD
AND LUNG CHEUNG ROAD IN DIAMOND HILL
KOWLOON

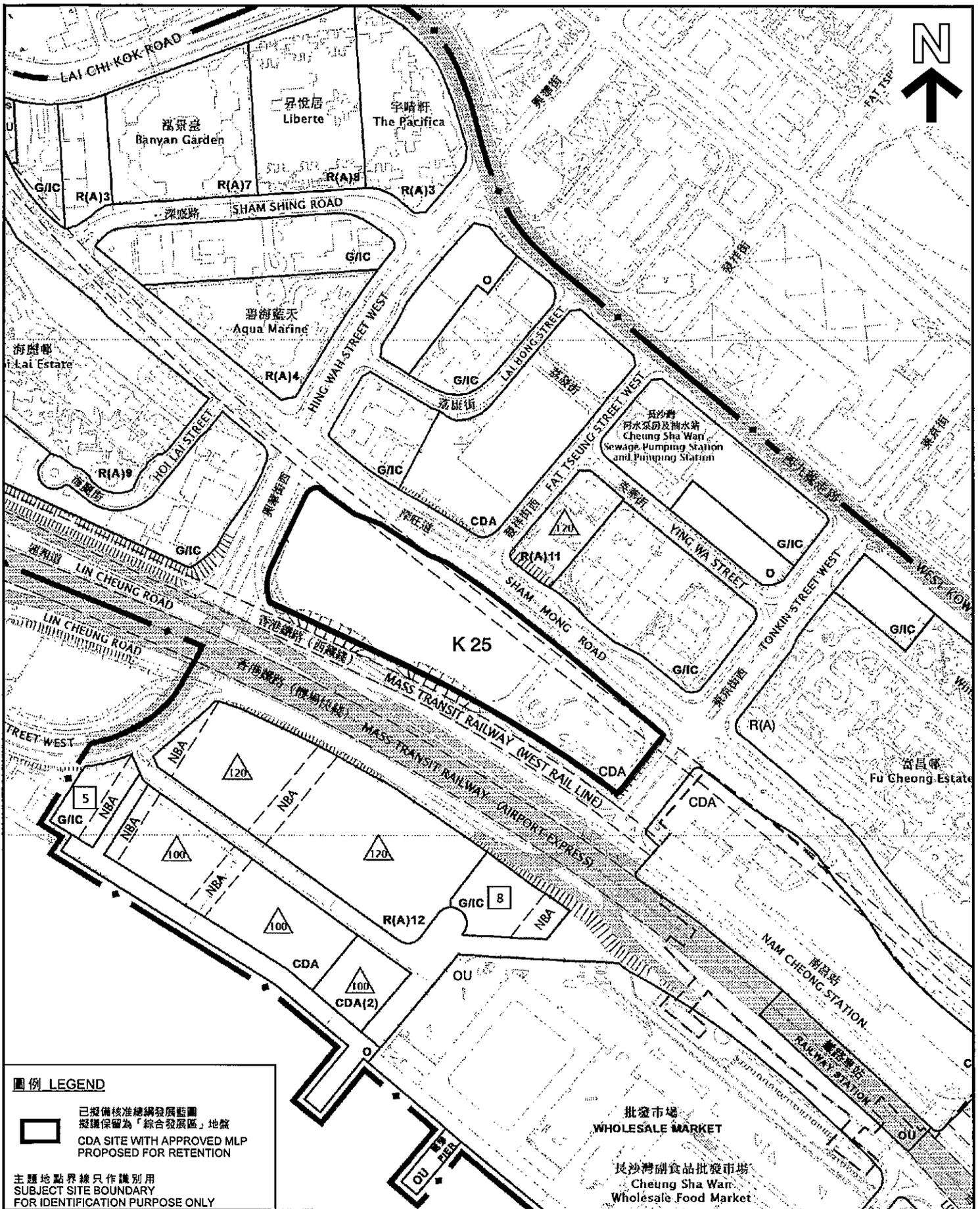
SCALE 1 : 5 000 比例尺
METRES 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/70

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」地段
CDA SITE WITH APPROVED MLP PROPOSED FOR RETENTION

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

本摘要圖於2019年3月14日擬備，
所根據的資料為於2014年9月23日
核准的分區計劃大綱圖編號S/K20/30

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/K20/30 APPROVED ON 23.9.2014

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 25
西南九龍深旺道以南和興華街西以東
CDA SITE REF. No. K 25
SOUTH OF SHAM MONG ROAD
AND EAST OF HING WAH STREET WEST
SOUTH WEST KOWLOON

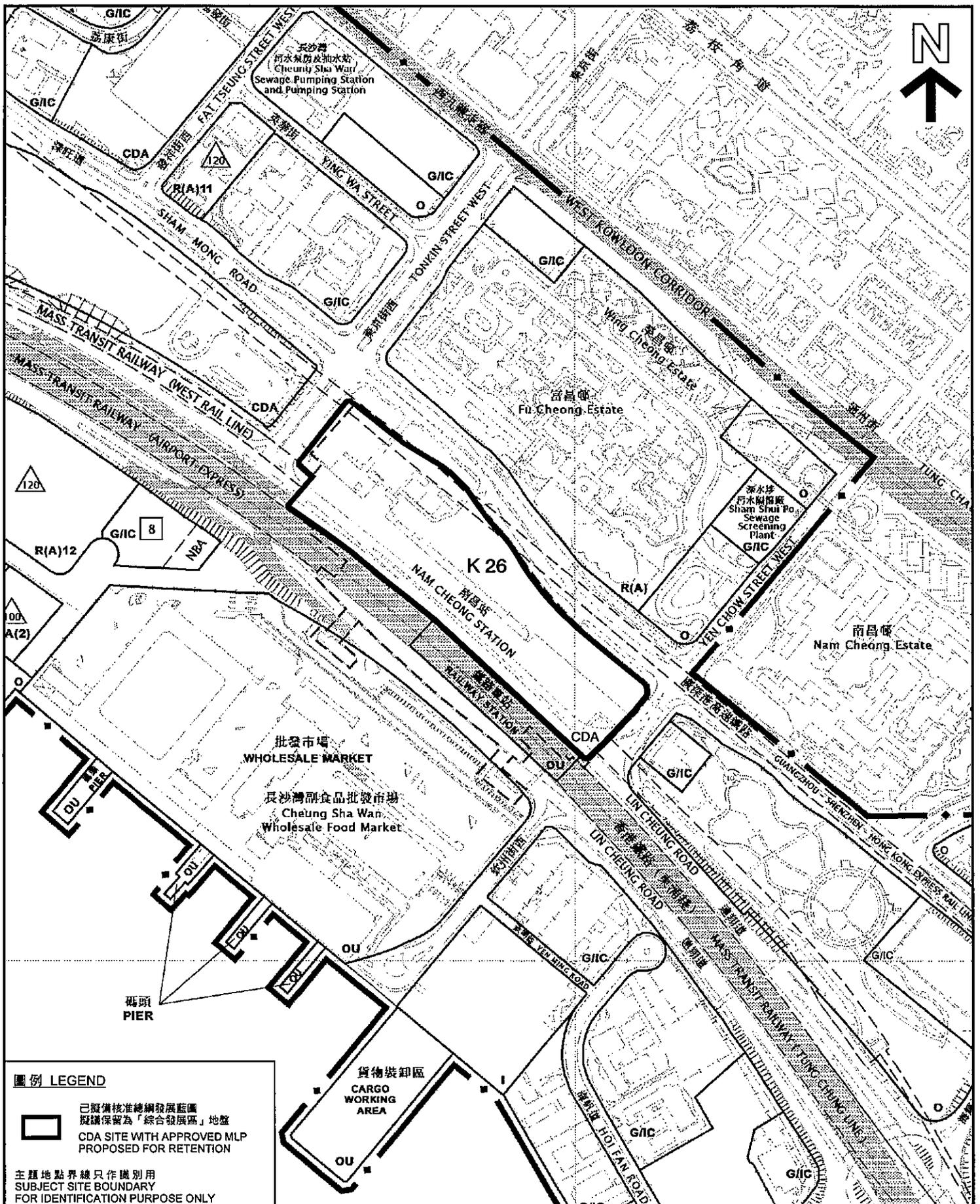
SCALE 1:5 000 比例尺
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/71

圖 PLAN
32



圖例 LEGEND

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

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

本摘要圖於2019年3月14日擬備，
所根據的資料為於2014年9月23日
核准的分區計劃大綱圖編號S/K20/30

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/K20/30 APPROVED ON 23.9.2014

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 26
西南九龍
西鐵南昌站
CDA SITE REF. No. K 26
WEST RAIL, NAM CHEONG STATION
SOUTH WEST KOWLOON

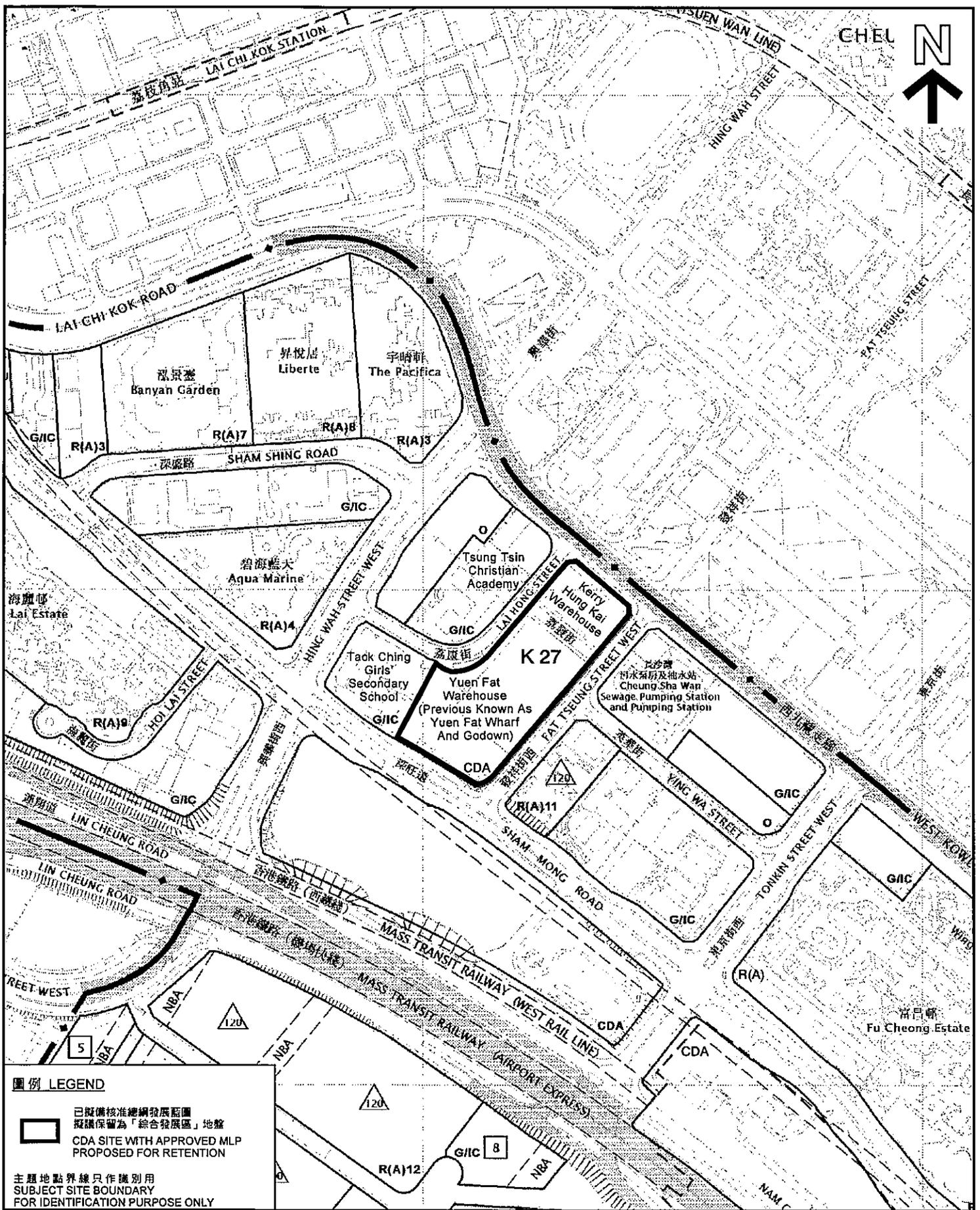
SCALE 1:5 000 比例尺
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/72

圖 PLAN
33



圖例 LEGEND

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

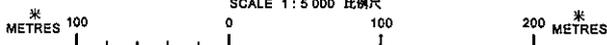
 主題地點界線只作識別用
 SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年3月14日擬備，所根據的資料為於2014年9月23日核准的分區計劃大綱編號S/K20/30

EXTRACT PLAN PREPARED ON 14.3.2019
 BASED ON OUTLINE ZONING PLAN No. S/K20/30 APPROVED ON 23.9.2014

平面圖 SITE PLAN
 綜合發展區地盤參考編號 K 27
 西南九龍
 荔康街
 CDA SITE REF. No. K 27
 LAI HONG STREET
 SOUTH WEST KOWLOON

SCALE 1 : 5 000 比例尺

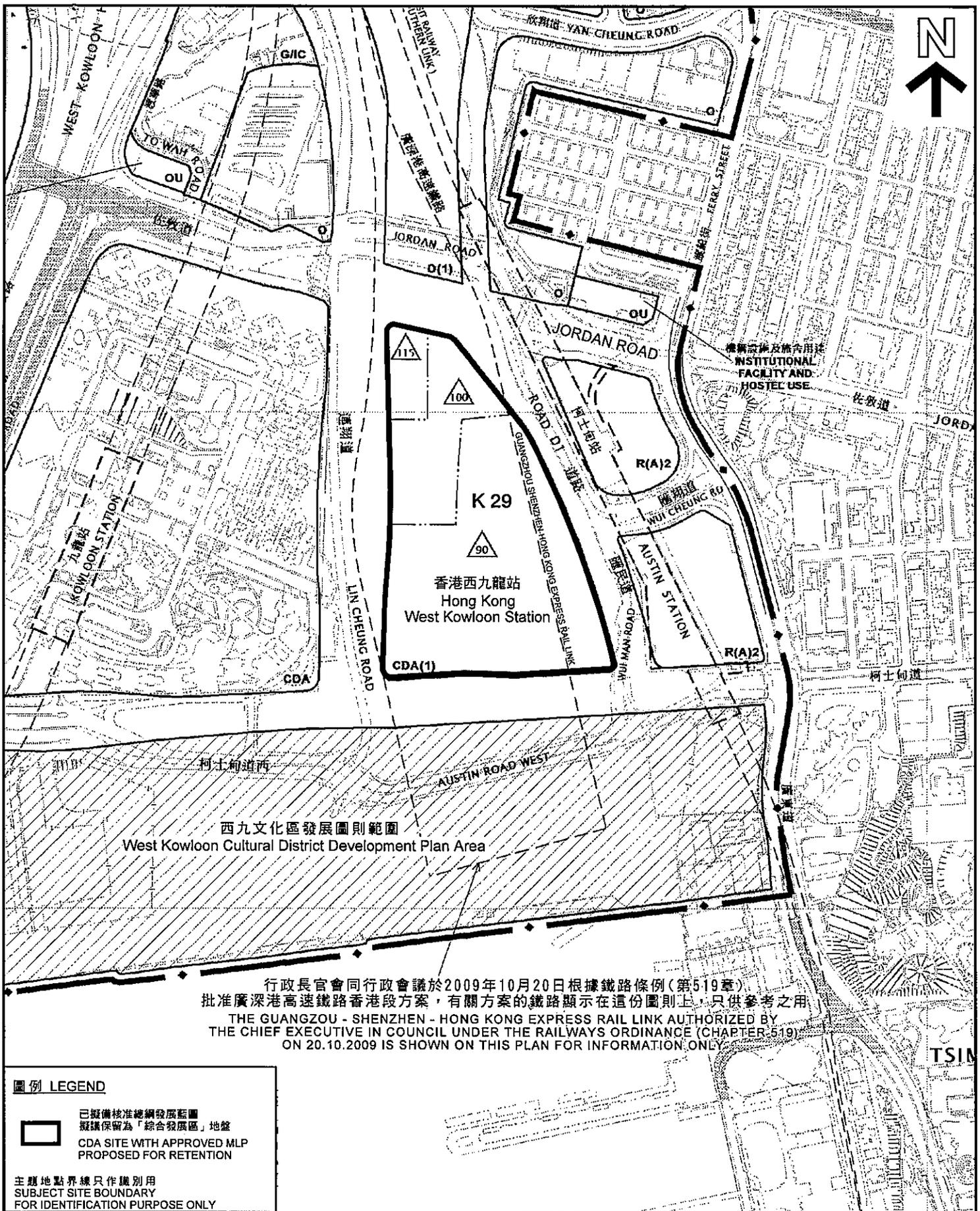


規劃署
 PLANNING DEPARTMENT



參考編號
 REFERENCE No.
 M/UR/18/44

圖 PLAN
 34



行政長官會同行政會議於2009年10月20日根據鐵路條例(第519章)批准廣深港高速鐵路香港段方案,有關方案的鐵路顯示在這份圖則上,只供參考之用
 THE GUANGZHOU - SHENZHEN - HONG KONG EXPRESS RAIL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 20.10.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

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 K 29

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
廣深港高速鐵路香港段,高鐵香港段總站

CDA SITE REF. No. K 29
GUANGZHOU-SHENZHEN-HONG KONG EXPRESS RAIL LINK (XRL)
WEST KOWLOON TERMINUS

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

METRES 100 0 100 200 METRES

本摘要圖於2019年3月14日擬備,所根據的資料為於2014年9月23日核准的分區計劃大綱圖編號S/K20/30

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No. S/K20/30 APPROVED ON 23.9.2014

規劃署
PLANNING
DEPARTMENT

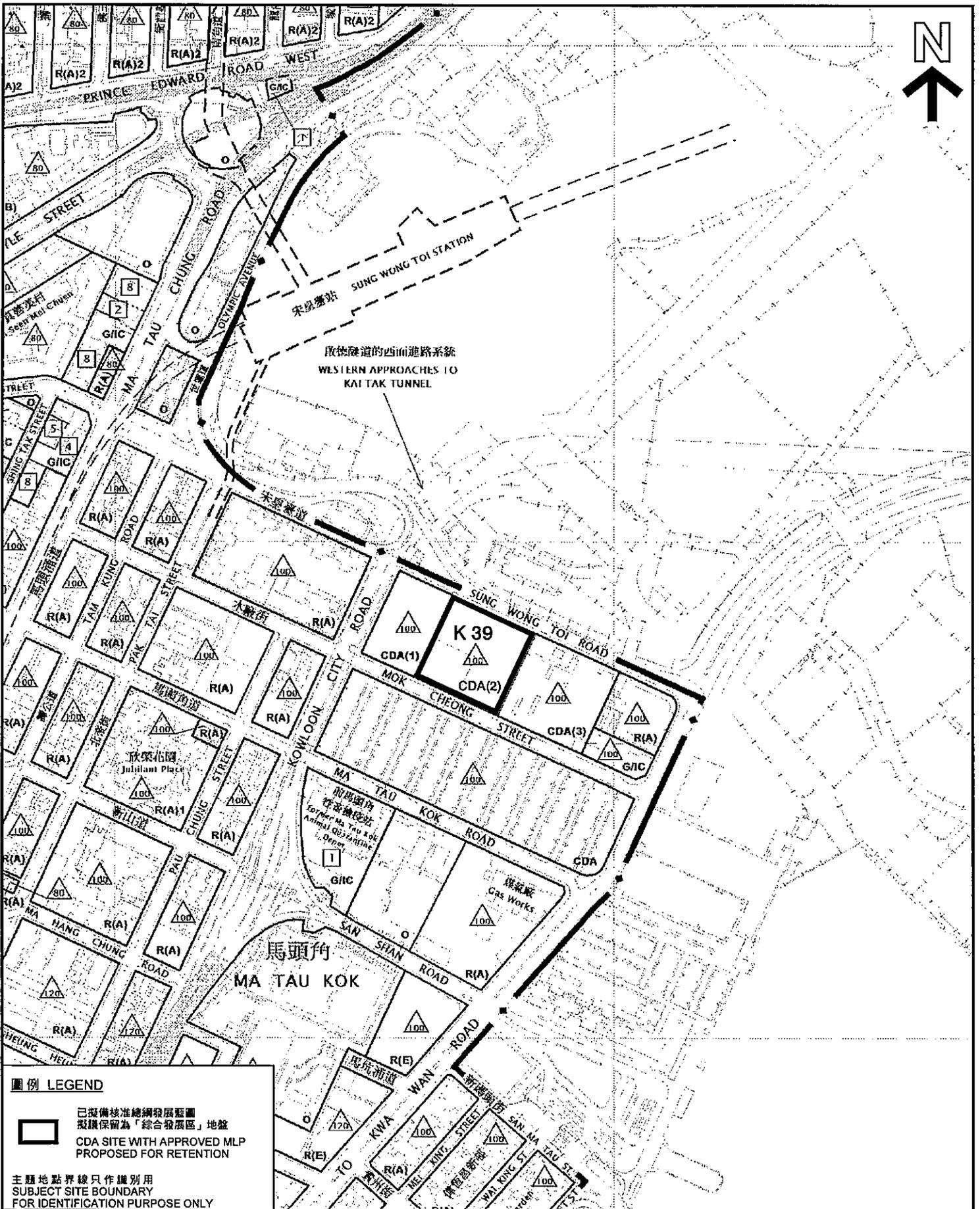


參考編號
REFERENCE No.

M/UR/18/73

圖 PLAN

35



圖例 LEGEND

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

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

本摘要圖於2019年3月14日擬備，所根據的資料為於2019年1月8日核准的分區計劃大綱圖編號S/K10/24

EXTRACT PLAN PREPARED ON 14.3.2019 BASED ON OUTLINE ZONING PLAN No. S/K10/24 APPROVED ON 8.1.2019

平面圖 SITE PLAN

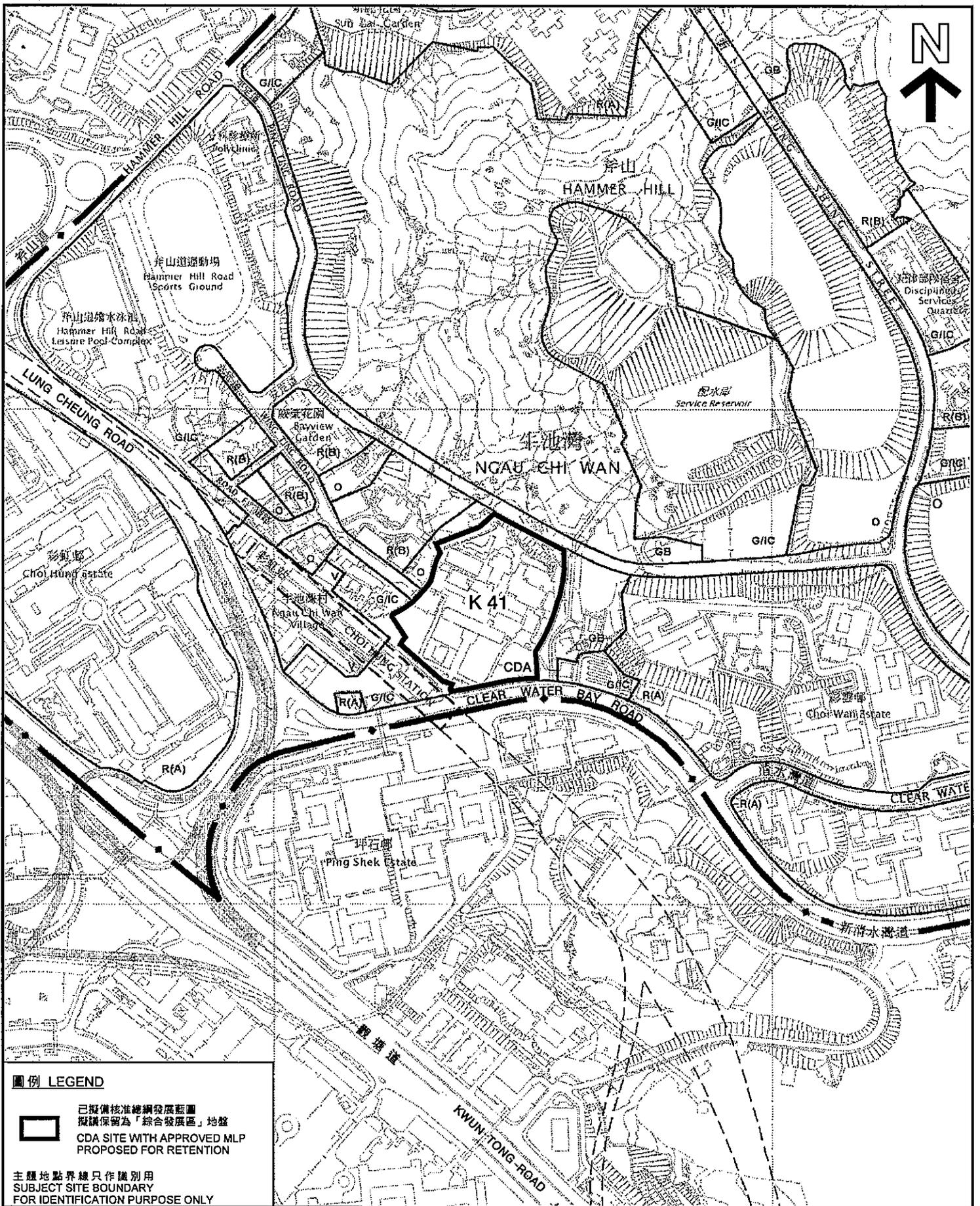
綜合發展區地盤參考編號 K 39
九龍馬頭角以宋皇臺道、土瓜灣道、木廠街和九龍城道為界線的中間土地
CDA SITE REF. No. K 39
MIDDLE PART OF THE AREA BOUNDED BY SUNG WONG TOI ROAD, TO KWA WAN ROAD, MOK CHEONG STREET AND KOWLOON CITY ROAD
MA TAU KOK, KOWLOON

SCALE 1:5 000 比例尺

規劃署 PLANNING DEPARTMENT

參考編號 REFERENCE No. M/UR/18/76

圖 PLAN 36



圖例 LEGEND


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

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

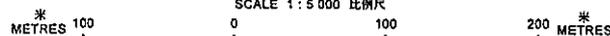
本摘要圖於2019年3月14日擬備，
 所根據的資料為於2004年11月2日
 核准的分區計劃大綱圖編號S/K12/16

EXTRACT PLAN PREPARED ON 14.3.2019
 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 K 41
 九龍牛池灣清水灣道35號
 CDA SITE REF. No. K 41
 35 CLEAR WATER BAY ROAD
 NGAU CHI WAN, KOWLOON

SCALE 1 : 5 000 比例尺



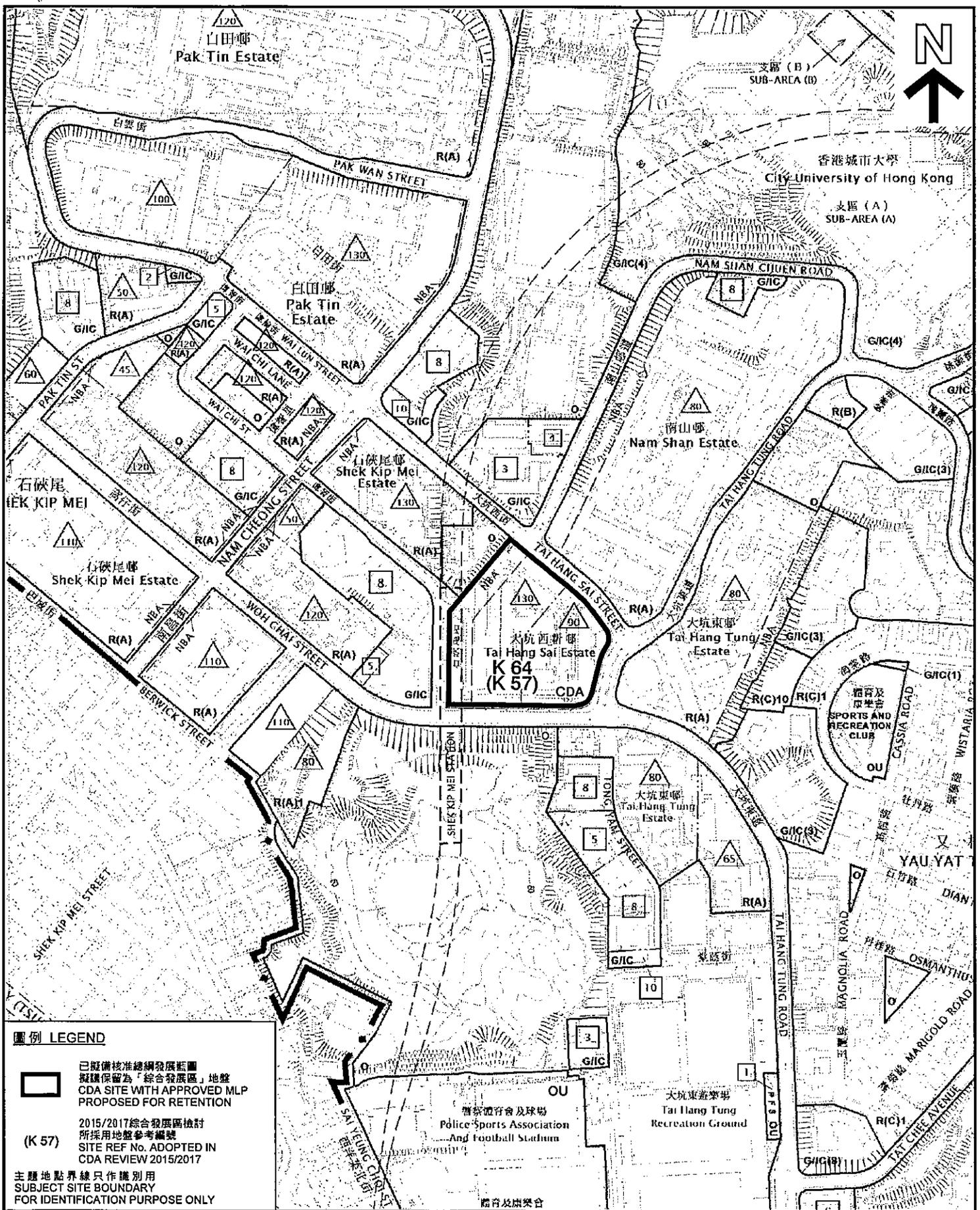
規劃署
**PLANNING
 DEPARTMENT**



參考編號
 REFERENCE No.
M/UR/18/77

圖 PLAN

37



圖例 LEGEND



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

(K 57)

2015/2017綜合發展區檢討
所採用地盤參考編號
SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017

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 K 64

九龍石硤尾

大坑西新邨

CDA SITE REF. No. K 64
TAI HANG SAI ESTATE
SHEK KIP MEI, KOWLOON

規劃署

PLANNING
DEPARTMENT



參考編號
REFERENCE No.

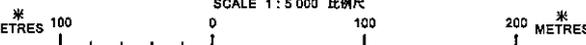
M/UR/18/78

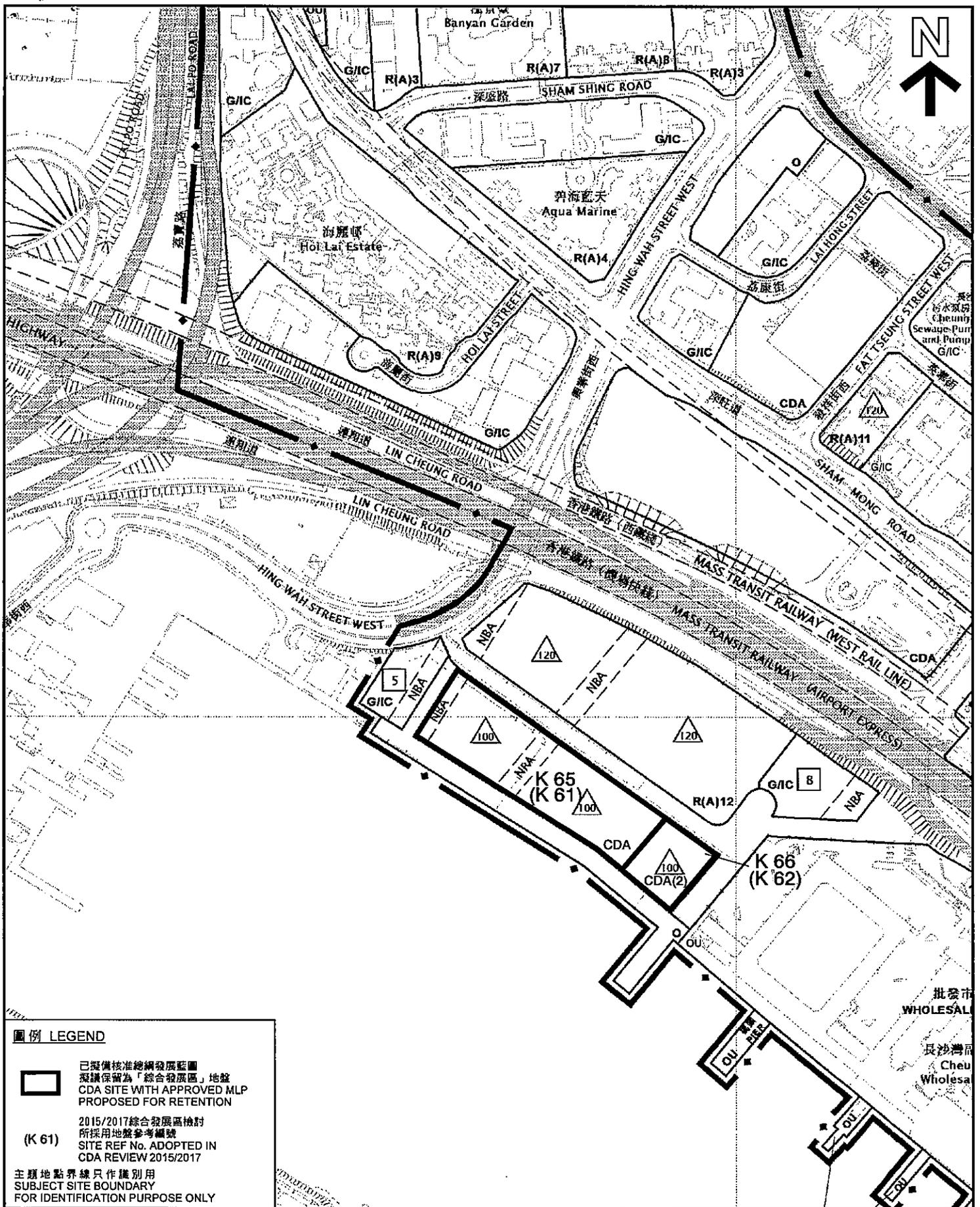
圖 PLAN

39

本摘要圖於2019年3月14日擬備，
所根據的資料為於2015年7月21日
核准的分區計劃大綱圖編號S/K4/29

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/K4/29 APPROVED ON 21.7.2015





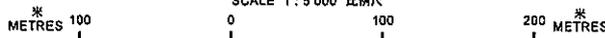
圖例 LEGEND

- 已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION
- 2015/2017綜合發展區檢討
所採用地盤參考編號
(K 61) SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017
- 主類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 K 65 及 K 66
 西南九龍連翔道的西北部(K 65)
 西南九龍連翔道的東南部(K 66)
 CDA SITE REF. Nos. K 65 & K 66
 NORTHWESTERN PORTION, LIN CHEUNG ROAD
 SOUTH WEST KOWLOON (K 65)
 SOUTHEASTERN PORTION, LIN CHEUNG ROAD
 SOUTH WEST KOWLOON (K 66)

SCALE 1:5 000 比例尺



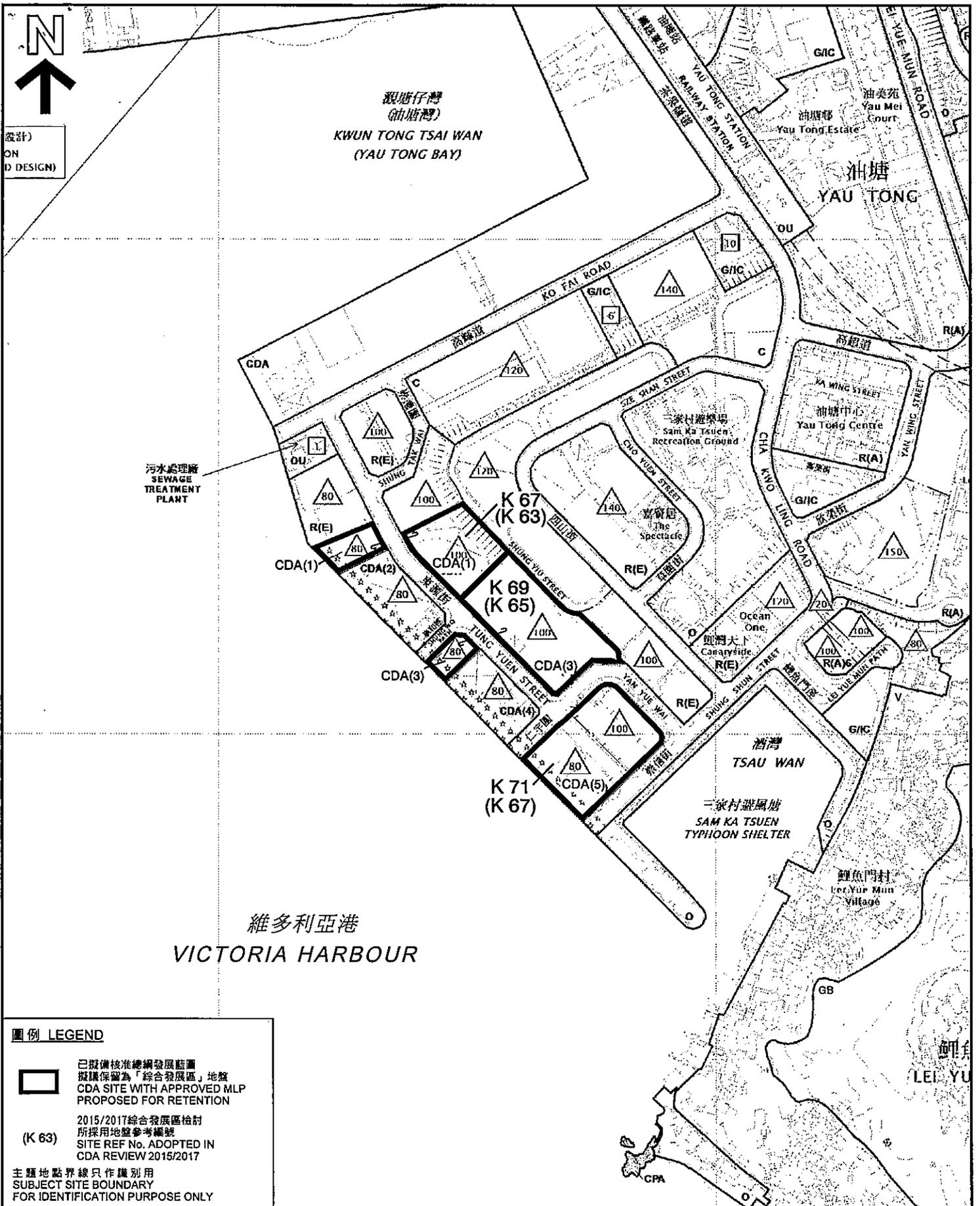
規劃署
**PLANNING
 DEPARTMENT**



參考編號
 REFERENCE No.
M/UR/18/50

圖 PLAN
40

本摘要圖於2019年3月14日擬備，
 所根據的資料為於2014年9月23日
 核准的分區計劃大綱圖編號S/K20/30
 EXTRACT PLAN PREPARED ON 14.3.2019
 BASED ON OUTLINE ZONING PLAN No.
 S/K20/30 APPROVED ON 23.9.2014



圖例 LEGEND

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

(K 63)
2015/2017綜合發展區檢討所採用地盤參考編號
SITE REF No. ADOPTED IN CDA REVIEW 2015/2017

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

本摘要圖於2019年3月14日擬備，所根據的資料為於2017年4月11日核准的分區計劃大綱圖編號S/K15/25

EXTRACT PLAN PREPARED ON 14.3.2019 BASED ON OUTLINE ZONING PLAN No. S/K15/25 APPROVED ON 11.4.2017

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 67、K 69 及 K 71
九龍油塘東源街油塘海旁地段第69號、油塘內地段第4號餘段和毗連政府土地 (K 67)
九龍油塘東源街油塘海旁地段第57號、油塘內地段第4號B分段及第9號和毗連政府土地 (K 69)
九龍油塘仁宇圍油塘內地段第44號 (K 71)

CDA SITE REF. Nos. K 67, K 69 AND K 71
YTML 69, YTIL 4 RP, AND ADJOINING GOVERNMENT LAND AT TUNG YUEN STREET, YAU TONG, KOWLOON (K 67)
YTML 57, YTILs 4 s.B AND 9, AND ADJOINING GOVERNMENT LAND AT TUNG YUEN STREET, YAU TONG, KOWLOON (K 69)
YTIL 44 AT YAN YUE WAI, YAU TONG, KOWLOON (K 71)

SCALE 1:5,000 比例尺

100 METRES 0 100 200 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No. **M/UR/18/168**

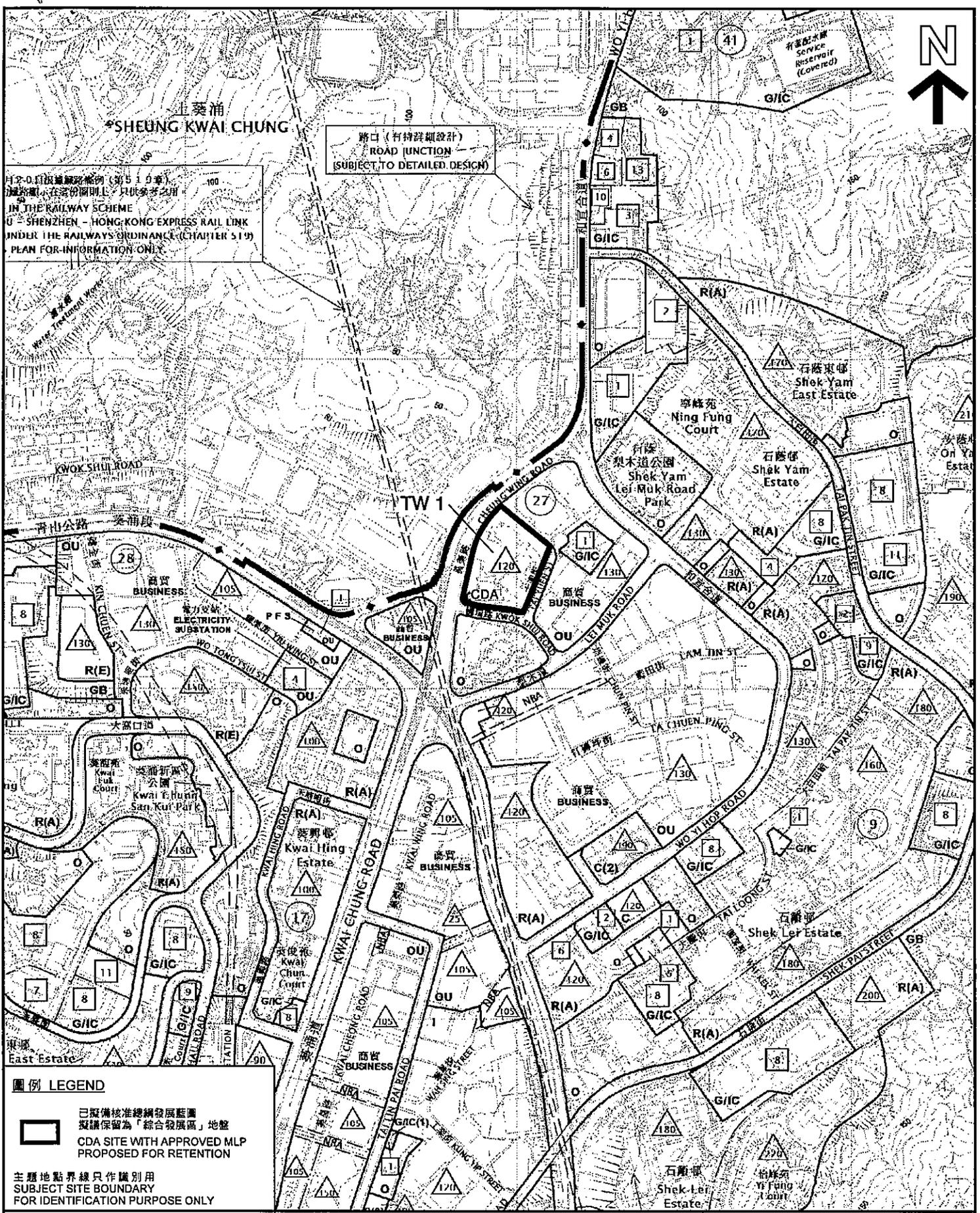
圖 PLAN
41



新界葵涌
*SHEUNG KWAI CHUNG

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

月 2-0-0 的區劃圖則 (第 5.1.9 章)
及有關圖則, 在這份圖則上, 只供參考之用
IN THE RAILWAY SCHEME
U - SHENZHEN - HONG KONG EXPRESS RAIL LINK
UNDER THE RAILWAYS ORDINANCE (CHAPTER 519)
PLAN FOR INFORMATION ONLY



圖例 LEGEND

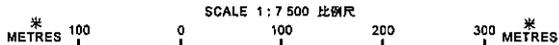
 已獲備核准總綱發展藍圖擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP PROPOSED FOR RETENTION

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

本摘要圖於 2019 年 3 月 14 日備備, 所根據的資料為於 2018 年 1 月 19 日展示的分區計劃大綱圖編號 S/KC/29

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No. S/KC/29 EXHIBITED ON 19.1.2018

平面圖 SITE PLAN
綜合發展區地盤參考編號 TW 1
新界葵涌
國瑞路和昌榮路交界處
CDA SITE REF. No. TW 1
JUNCTION OF KWOK SHUI ROAD AND CHEUNG WING ROAD
KWAI CHUNG, NEW TERRITORIES



規劃署
PLANNING DEPARTMENT 

參考編號
REFERENCE No. M/UR/18/79
圖 PLAN 42



圖例 LEGEND



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

(TW 36)

2015/2017綜合發展區檢討
所採用地盤參考編號
SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017

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 TW 40

新界荃灣

楊屋道和馬頭壩道交界處

CDA SITE REF. No. TW 40

JUNCTION OF YEUNG UK ROAD AND MA TAU PA ROAD
TSUEN WAN, NEW TERRITORIES

規劃署

PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/UR/18/85

圖 PLAN

43

本摘要圖於2019年4月26日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/TW/33

EXTRACT PLAN PREPARED ON 26.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/TW/33 APPROVED ON 11.4.2017

SCALE 1:7500 比例尺

METRES 100 0 100 200 300 METRES



圖例 LEGEND

已擬備核准總綱發展藍圖
 有待檢討
 CDA SITE WITH APPROVED MLP
 SUBJECT TO REVIEW

2015/2017綜合發展區檢討
 所採用地盤參考編號
 (TW 32) SITE REF No. ADOPTED IN
 CDA REVIEW 2015/2017

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

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

本摘要圖於2019年4月26日擬備，
 所根據的資料為於2017年4月11日
 核准的分區計劃大綱圖編號S/TW/33
 EXTRACT PLAN PREPARED ON 26.4.2019
 BASED ON OUTLINE ZONING PLAN No.
 S/TW/33 APPROVED ON 11.4.2017

平面圖 SITE PLAN
 綜合發展區地盤參考編號 TW 36
 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. TW 36
 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/18/84

PLAN
 44



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

中環灣仔繞道通風大樓
CENTRAL - WAN CHAI BYPASS
VENTILATION BUILDING

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

圖例 LEGEND

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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 H 14B
香港北角油街23號
CDA SITE REF. No. H 14B
23 OIL STREET
NORTH POINT, HONG KONG

規劃署
PLANNING
DEPARTMENT



本摘要圖於2019年4月26日擬備，
所根據的資料為於2017年8月15日
核准的分區計劃大綱圖編號S/H/26

EXTRACT PLAN PREPARED ON 26.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/H/26 APPROVED ON 15.8.2017

參考編號
REFERENCE No.

M/UR/18/170

圖 PLAN

45

SCALE 1:5000 比例尺
METRES 100 0 100 200 METRES



避風塘
TYPHOON SHELTER

公用事業設施
維修及工具存放廠
包括電力支站
PUBLIC UTILITY DEPOT
INCLUDING ELECTRICITY
SUBSTATION

西區海底隧道
收費廣場
WESTERN
HARBOUR CROSSING
TOLL PLAZA

西九文化區發展圖則範圍
West Kowloon Cultural District Development Plan Area

圖例 LEGEND

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

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

行政長官會同行政會議於2009年10月20日根據鐵路條例(第519章)
批准廣深港高速鐵路香港段方案, 有關方案的鐵路顯示在這份圖則上, 只供參考之用
THE GUANGZOU - SHENZHEN - HONG KONG EXPRESS RAIL LINK AUTHORIZED BY
THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519)
ON 20.10.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY

本摘要圖於2019年4月26日擬備,
所根據的資料為於2014年9月23日
核准的分區計劃大綱圖編號S/K20/30

EXTRACT PLAN PREPARED ON 26.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/K20/30 APPROVED ON 23.9.2014

平面圖 SITE PLAN
綜合發展區地盤參考編號 K 11
九龍西九龍填海區
機場鐵路九龍站
CDA SITE REF. No. K 11
AIRPORT RAILWAY KOWLOON STATION
WEST KOWLOON RECLAMATION, KOWLOON

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

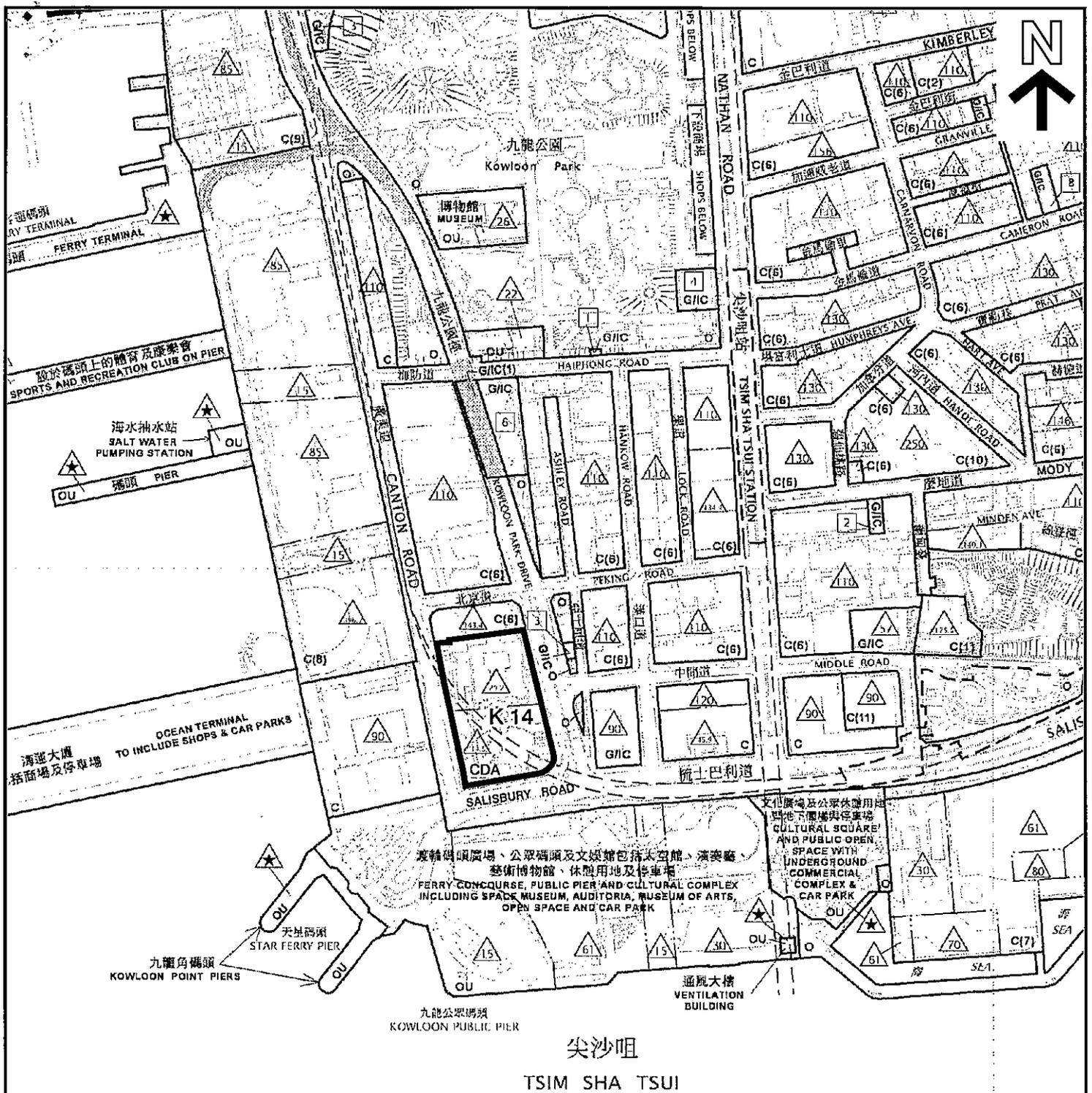
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/86

圖 PLAN

46



圖例 LEGEND

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

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

本摘要圖於2019年4月26日擬備，
所根據的資料為於2013年12月3日
核准的分區計劃大綱圖編號S/K1/28

EXTRACT PLAN PREPARED ON 26.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/K1/28 APPROVED ON 3.12.2013

維多利亞港
VICTORIA HARBOUR

平面圖 SITE PLAN
綜合發展區地盤參考編號 K 14
九龍尖沙咀梳士巴利道
前水警總部
CDA SITE REF. No. K 14
FORMER MARINE POLICE HEADQUARTERS
AT SALISBURY ROAD
TSIM SHA TSUI, KOWLOON
SCALE 1:5 000 比例尺

100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/87

圖 PLAN
47



圖例 LEGEND

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

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

本摘要圖於2019年4月26日擬備，
 所根據的資料為於2016年12月6日
 核准的分區計劃大綱圖編號S/K5/37

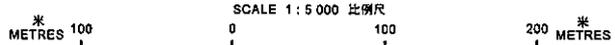
EXTRACT PLAN PREPARED ON 26.4.2019
 BASED ON OUTLINE ZONING PLAN No.
 S/K5/37 APPROVED ON 6.12.2016

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 24
 九龍長沙灣大埔道松坡
 (新九龍內地段第6419號)
 (翠雅山)

CDA SITE REF. No. K 24
 PINE CREST, TAI PO ROAD
 CHEUNG SHA WAN, KOWLOON
 (NKIL 6419)
 (TRIAZZA)

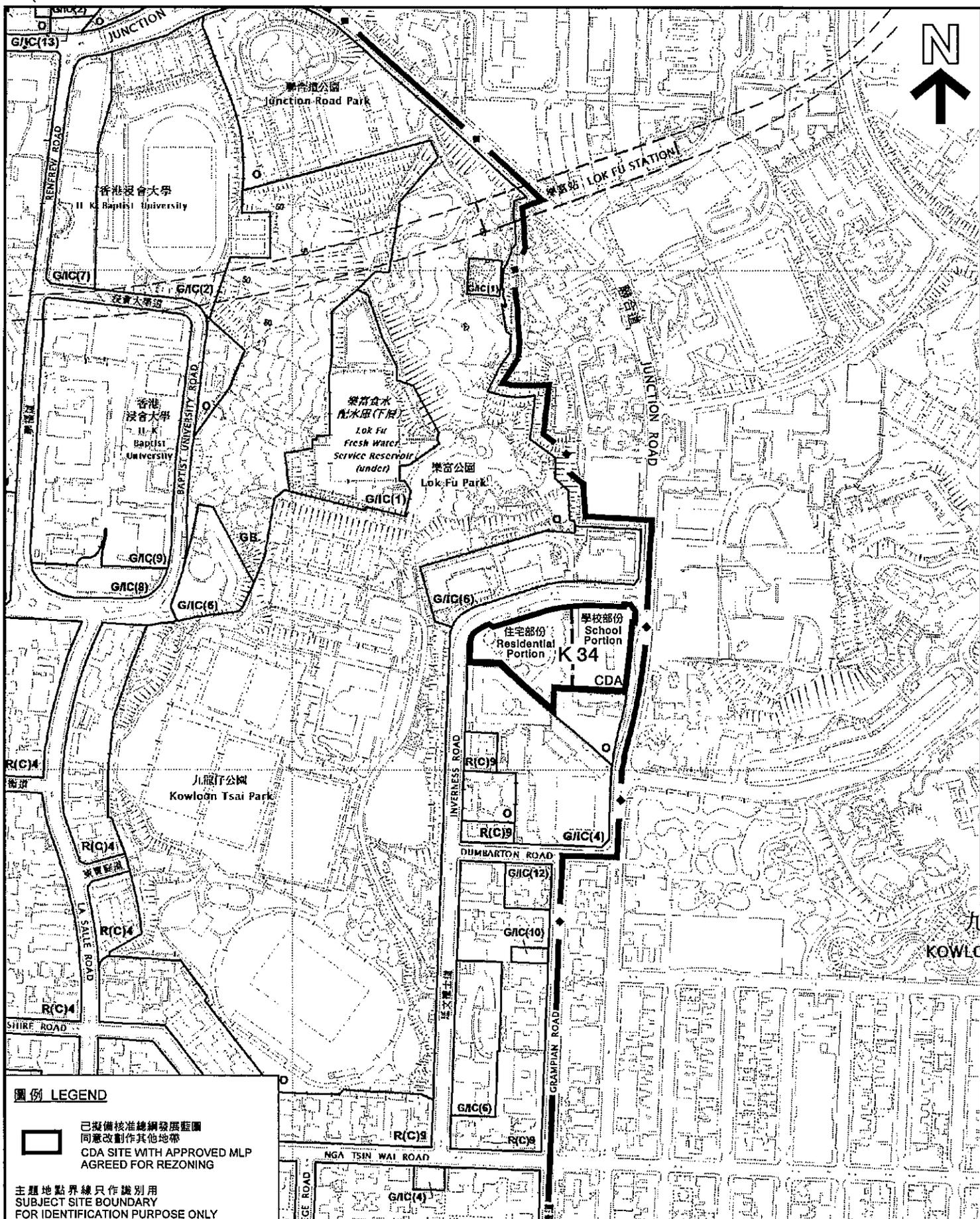
SCALE 1:5 000 比例尺



規劃署
PLANNING
DEPARTMENT


參考編號
 REFERENCE No.
M/UR/18/88

圖 PLAN
48



圖例 LEGEND

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

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

本摘要圖於2019年4月26日擬備，
所根據的資料為於2017年12月5日
核准的分區計劃大綱圖編號S/K18/21

EXTRACT PLAN PREPARED ON 26.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/K18/21 APPROVED ON 5.12.2017

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 34

九龍九龍塘

延文禮士道和聯合道交界處

CDA SITE REF. No. K 34

JUNCTION OF INVERNESS ROAD AND JUNCTION ROAD
KOWLOON TONG, KOWLOON

SCALE 1:5 000 比例尺

200 METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/UR/18/89

圖 PLAN

49



圖例 LEGEND

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

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

本摘要圖於2019年4月26日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/TW/33

EXTRACT PLAN PREPARED ON 26.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/TW/33 APPROVED ON 11.4.2017

平面圖 SITE PLAN
綜合發展區地盤參考編號 TW 29
新界荃灣
港鐵荃灣西車站地盤TW 7
CDA SITE REF. No. TW 29
MTR TSUEN WAN WEST STATION, SITE TW 7
TSUEN WAN, NEW TERRITORIES

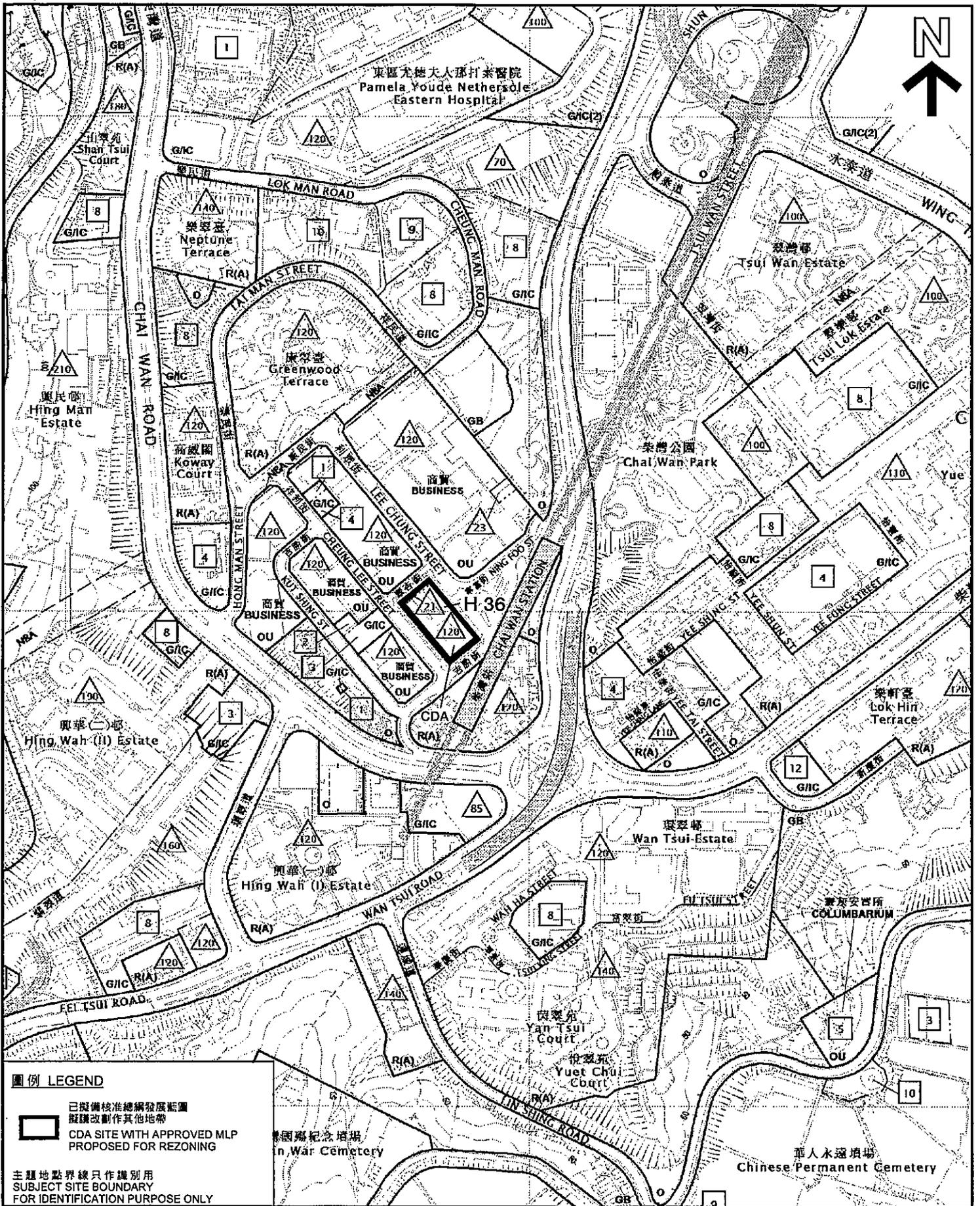
SCALE 1 : 7 500 比例尺
* 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/90

圖 PLAN
50



圖例 LEGEND

-  已擬備核准總綱發展藍圖擬議改劃作其他地帶
CDA SITE WITH APPROVED MLP PROPOSED FOR REZONING
-  主題地點界線只作識別用
SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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

本摘要圖於2019年3月14日擬備，
所根據的資料為於2017年9月5日
核准的分區計劃大綱圖編號S/H20/23

EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/H20/23 APPROVED ON 5.9.2017

平面圖 SITE PLAN
綜合發展區地盤參考編號 H 36
香港柴灣
接連柴灣地鐵站以西的地盤

CDA SITE REF. No. H 36
SITE TO THE IMMEDIATE WEST OF THE
MTR CHAI WAN STATION
CHAI WAN, HONG KONG

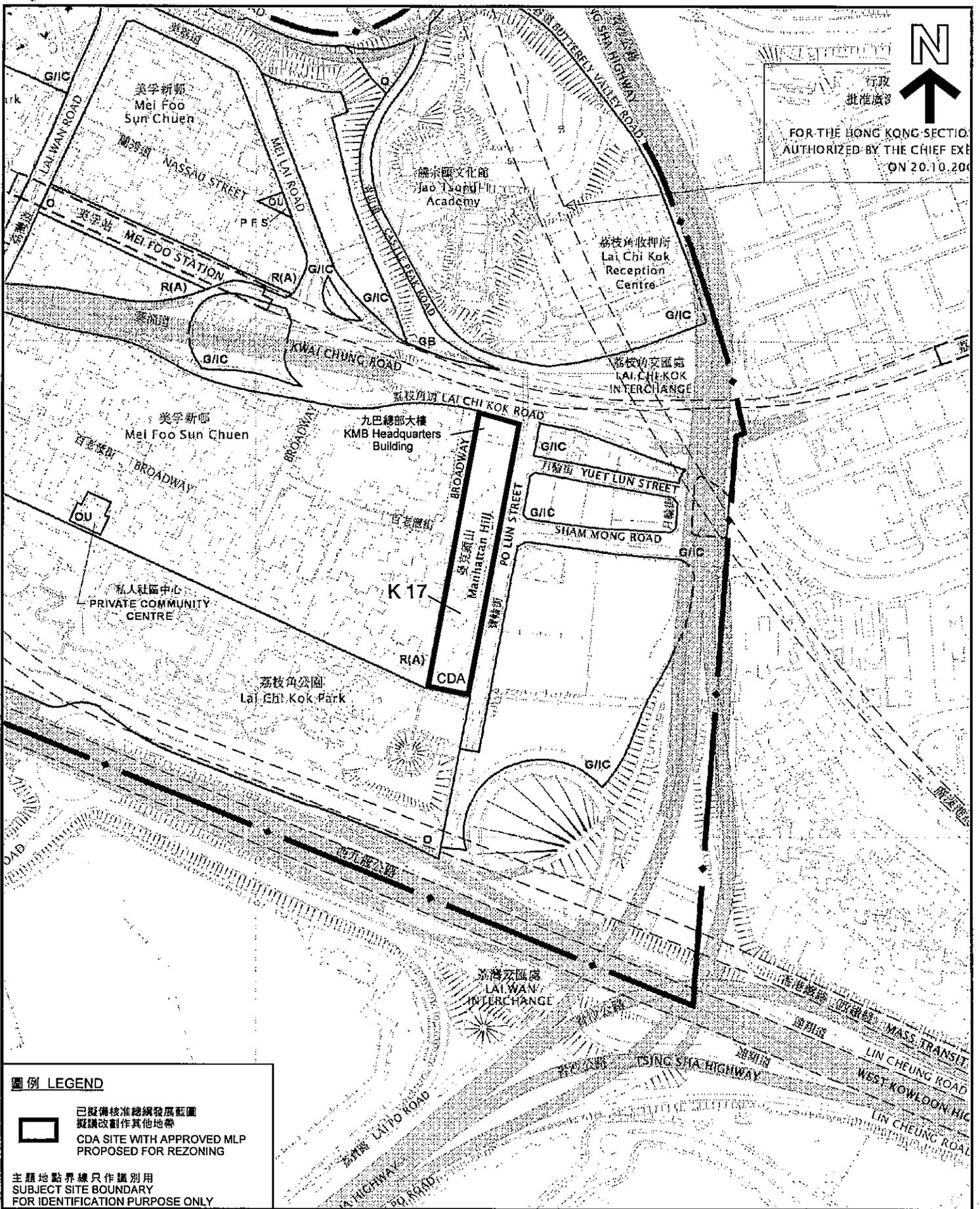
SCALE 1:5 000 比例尺
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/91

圖 PLAN
52




 行政
批准
 FOR THE HONG KONG SECTION
 AUTHORIZED BY THE CHIEF EXECUTIVE OFFICER
 ON 20.10.2008

圖例 LEGEND

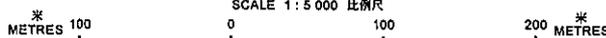
-  已擬備核准總綱發展藍圖擬議改劃作其他地帶
-  CDA SITE WITH APPROVED MLP PROPOSED FOR REZONING

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

本摘要圖於2019年4月26日擬備，
所根據的資料為於2013年10月8日
核准的分區計劃大綱圖編號S/K16/16

EXTRACT PLAN PREPARED ON 26.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/K16/16 APPROVED ON 8.10.2013

平面圖 SITE PLAN
 綜合發展區地盤參考編號 K 17
 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. K 17
 EX-KMB LAI CHI KOK BUS DEPOT
 1 PO LUN STREET
 LAI CHI KOK, KOWLOON
 SCALE 1 : 5 000 比例尺

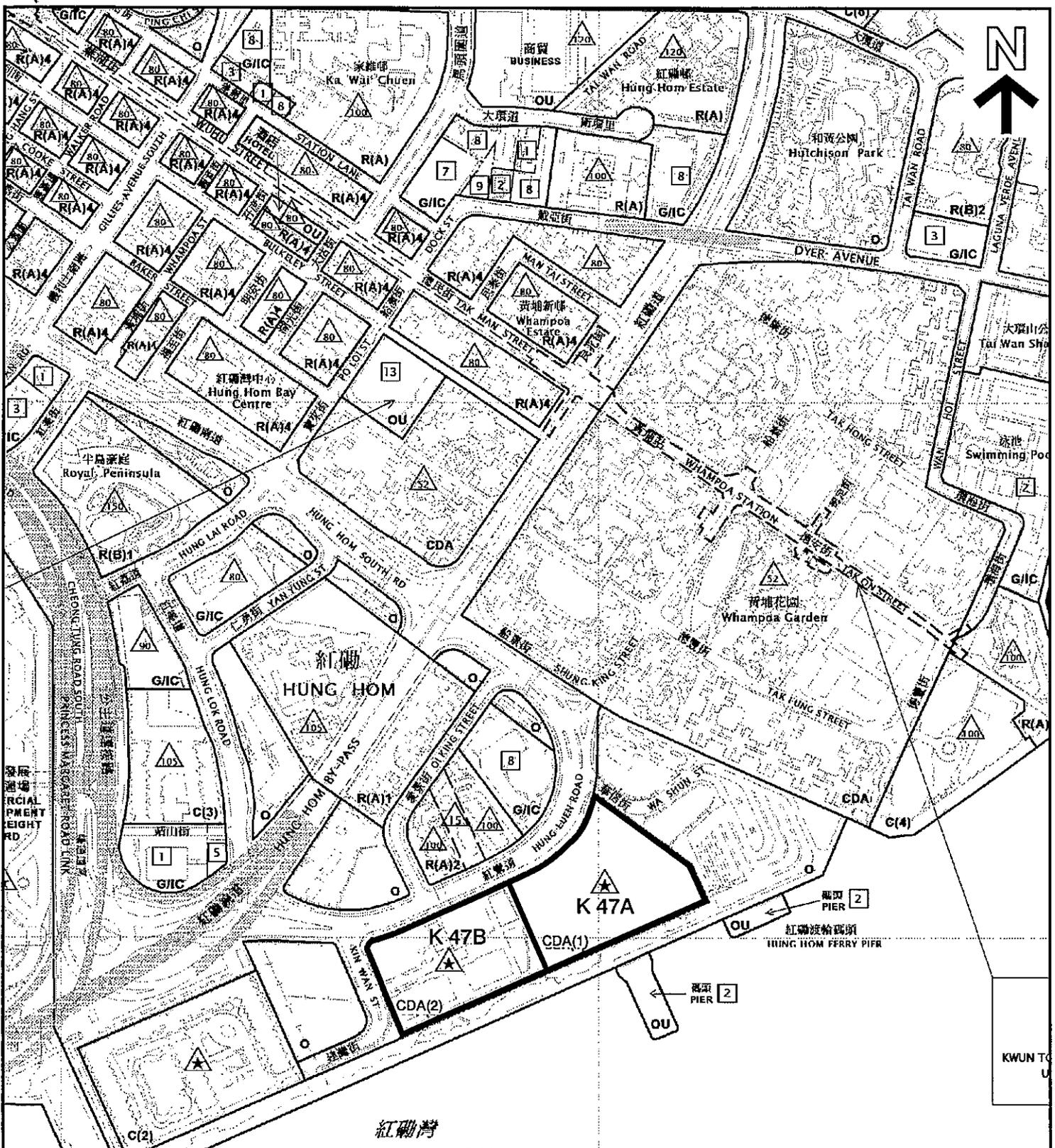


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/92

圖 PLAN
53



圖例 LEGEND

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

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

紅磡灣
HUNG HOM BAY

本摘要圖於2019年4月26日擬備，
 所根據的資料為於2017年10月31日
 核准的分區計劃大綱圖編號S/K9/26

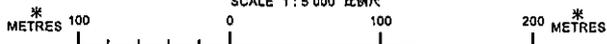
EXTRACT PLAN PREPARED ON 26.4.2019
 BASED ON OUTLINE ZONING PLAN No.
 S/K9/26 APPROVED ON 31.10.2017

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 47A 及 K 47B
 九龍紅磡紅磡道以南 (K 47A)
 九龍紅磡紅磡道及蓬灣街交界處 (K 47B)

CDA SITE REF. Nos. K 47A AND K 47B
 SOUTH OF HUNG LUEN ROAD, HUNG HOM, KOWLOON (K 47A)
 JUNCTION OF HUNG LUEN ROAD AND KIN WAN STREET,
 HUNG HONG, KOWLOON (K 47B)

SCALE 1 : 5 000 比例尺



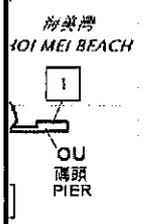
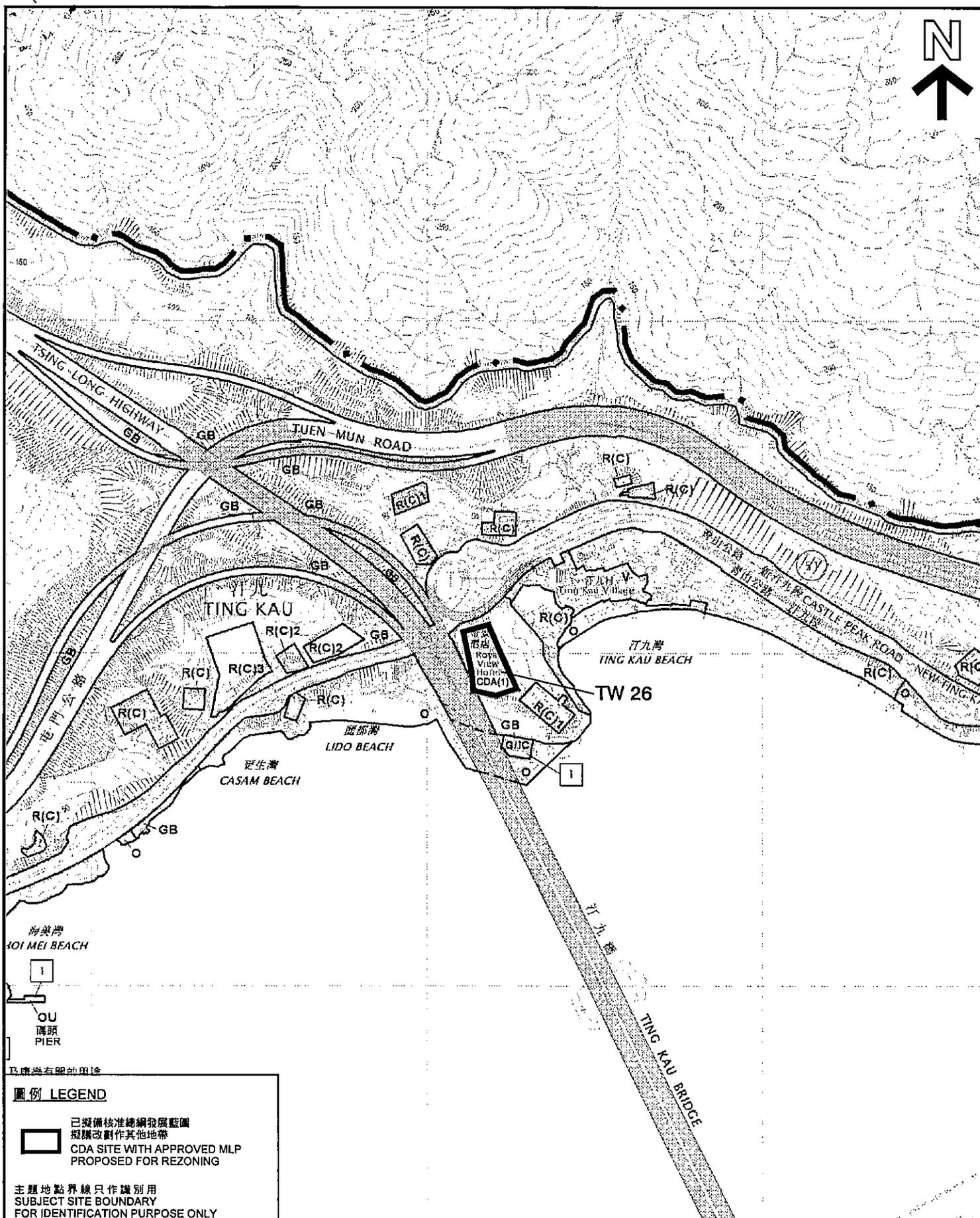
規劃署
PLANNING
DEPARTMENT



參考編號
 REFERENCE No.

M/UR/18/93

圖 PLAN
54



圖例 LEGEND

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

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

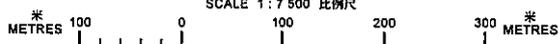
本摘要圖於2019年4月26日擬備，
所根據的資料為於2012年12月4日
核准的分區計劃大綱圖編號S/TWW/19

EXTRACT PLAN PREPARED ON 26.4.2019
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 TW 26
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. TW 26
TWIL 5 & LOT 429 IN DD 399
TING KAU, NEW TERRITORIES

SCALE 1:7 500 比例尺

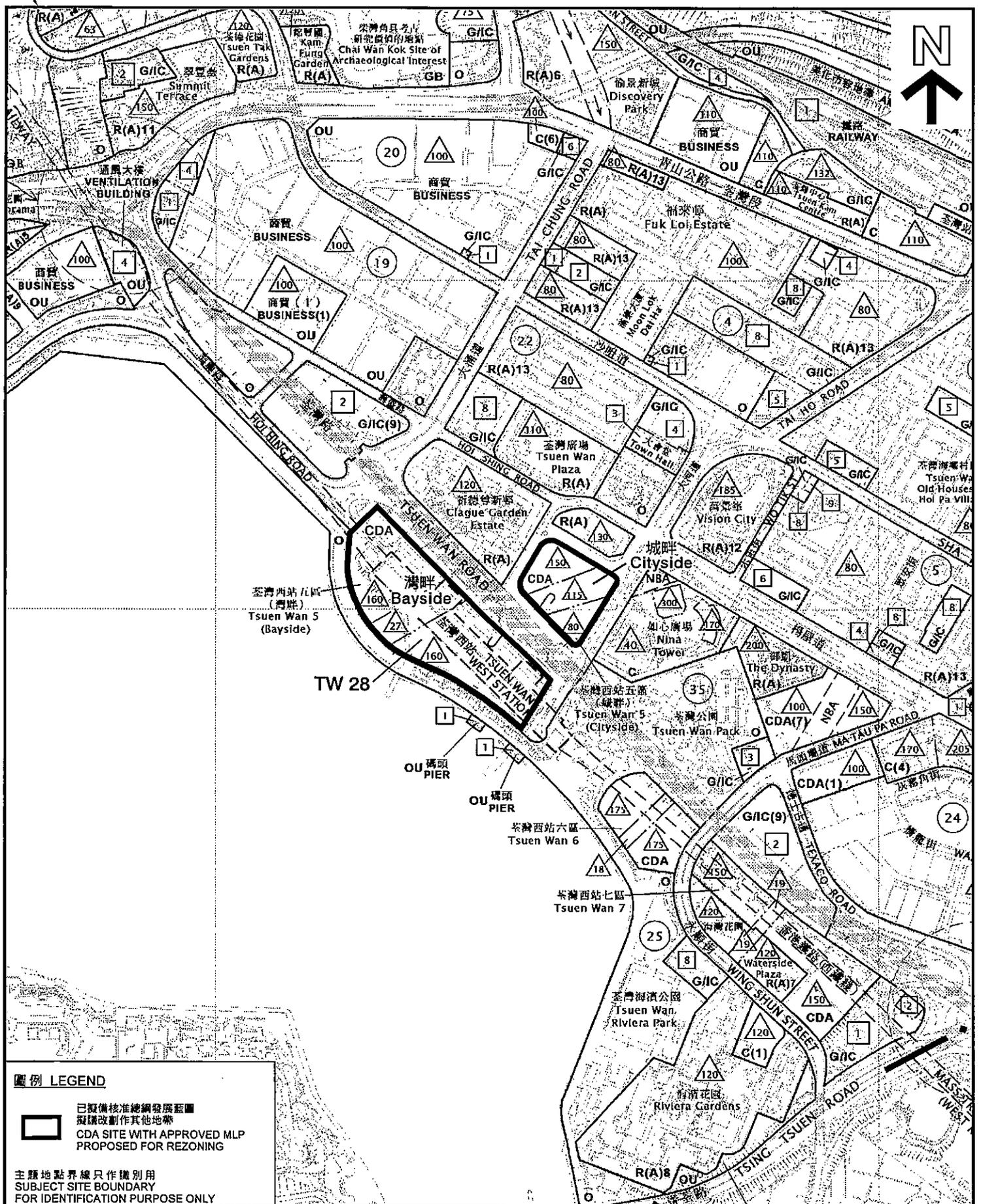


**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/UR/18/80

圖 PLAN
55



圖例 LEGEND

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

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

本摘要圖於2019年4月26日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/TW/33

EXTRACT PLAN PREPARED ON 26.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/TW/33 APPROVED ON 11.4.2017

平面圖 SITE PLAN
綜合發展區地盤參考編號 TW 28
新界荃灣
西鐵荃灣西車站地盤TW 5
CDA SITE REF. No. TW 28

WEST RAIL, TSUEN WAN WEST STATION, SITE TW 5
TSUEN WAN, NEW TERRITORIES

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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/81

圖 PLAN
56



圖例 LEGEND

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

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

本摘要圖於2019年4月26日擬備，所根據的資料為於2017年4月11日核准的分區計劃大綱圖編號S/TW/33

EXTRACT PLAN PREPARED ON 26.4.2019 BASED ON OUTLINE ZONING PLAN No. S/TW/33 APPROVED ON 11.4.2017

平面圖 SITE PLAN

綜合發展區地盤參考編號 TW 30
新界荃灣
西鐵荃灣西車站地盤TW 6
CDA SITE REF. No. TW 30
WEST RAIL, TSUEN WAN WEST STATION, SITE TW 6
TSUEN WAN, NEW TERRITORIES

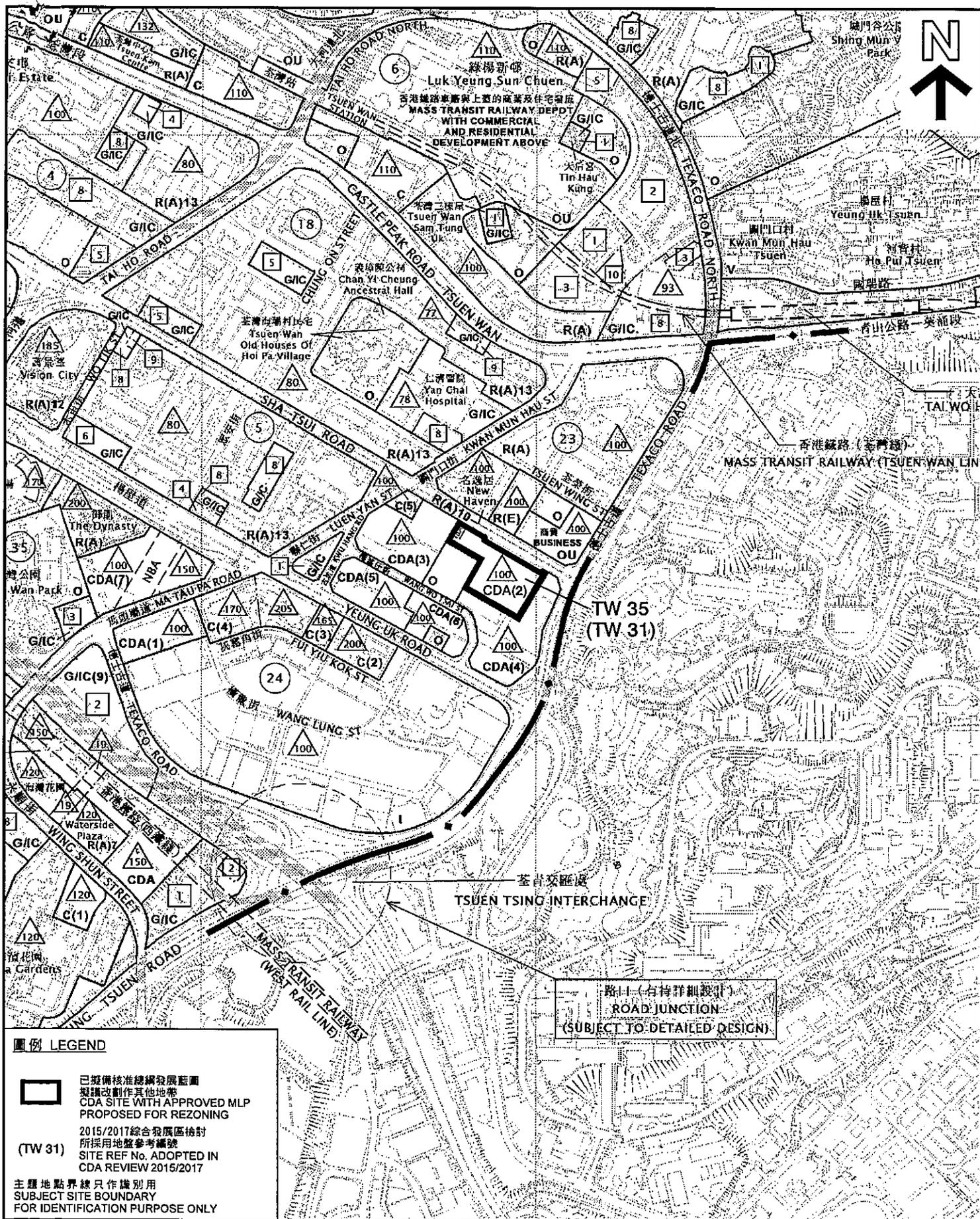


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/82

圖 PLAN
57



圖例 LEGEND

- 已擬備核准總綱發展藍圖
擬議改劃作其他地帶
CDA SITE WITH APPROVED MLP
PROPOSED FOR REZONING
- (TW 31) 2015/2017綜合發展區檢討
所採用地盤參考編號
SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017
- 主體地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

路上(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 TW 35
新界荃灣
沙咀道
CDA SITE REF. No. TW 35
SHA TSUI ROAD
TSUEN WAN, NEW TERRITORIES

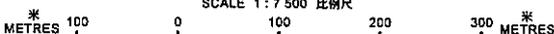
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/83

圖 PLAN
58

SCALE 1:7 500 比例尺



本摘要圖於2019年4月26日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/TW/33
EXTRACT PLAN PREPARED ON 26.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/TW/33 APPROVED ON 11.4.2017