

2012-2014

城市規劃委員會工作報告

TOWN PLANNING BOARD REPORT



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Chairman's Foreword

The work of the Town Planning Board (the Board) is as challenging as ever. Diverse interests of different stakeholders are involved. The Board has to strike a balance among the different interests of land owners, local residents, green groups and other concern groups, as well as those of the wider community in its work under the statutory town planning framework provided for in the Town Planning Ordinance. With heightened awareness of members of the public of their right to participate in the planning process and the increasingly polarised views of the interested parties, it is becoming more and more challenging for the Board to find a right balance that would serve the best interest of Hong Kong.

To increase land supply to meet the community's demand for housing, the Board had prepared new Outline Zoning Plans (OZPs) to cover the Fanling North and Kwu Tung North New Development Areas during the period covered by this report. It had proposed amendments to a number of existing OZPs to rezone for residential use sites both in the urban and rural areas identified as suitable for the purpose. It had also proposed other amendments and handled applications for planning permission that aimed at optimising the use of the land concerned. Members

of the Board fully understood that all these would have an impact on the local community, and agreed that the issues over traffic, noise, air, visual impact, etc. raised had to be dealt with. In considering the recommendations that should be made to the Chief Executive in Council and making decision on the planning applications, they had taken all these and other relevant considerations into full account, and made sure that the valid concerns were addressed satisfactorily and that the adverse impacts were suitably mitigated.

The Board had continued its effort in incorporating country park 'enclaves' into statutory plans for better land use control. The objective was to protect the countryside from haphazard and uncontrolled developments, while duly taking care of the housing needs of the villagers concerned in an objective manner. During the period covered by this report, 10 Development Permission Area (DPA) Plans were prepared to cover 13 country park enclaves, and 11 DPA Plans were replaced by OZPs.

The Board also oversaw the preparation of the West Kowloon Cultural District (WKCD) Development Plan, which laid down the broad development framework for the preparation of the Outline Development Plan for the WKCD area.

The Board had examined during the period various planning studies on the feasibility of reclamation and rock cavern/underground space development, rehabilitation of quarry sites, expanding existing new towns, new development areas and land use reviews in the rural area, etc. and contributed views to the government departments concerned.

I am most grateful to my fellow members of the Board for their unwavering support for and dedication to the work of the Board. I would like to take this opportunity to express my deepest gratitude to all of them. I am confident that, with our concerted effort, the Board can overcome the challenges ahead and make Hong Kong a better place in which to live, work and play.

A handwritten signature in black ink that reads "Thomas Chow". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Thomas Chow
Chairman, Town Planning Board

Town Planning Board's Work from 2012 to 2014 at a Glance

	2012	2013	2014
根據條例第 16 條提出而已作考慮的規劃申請數目 No. of section 16 Planning Applications Considered	868	848	932
根據條例第 16A 條提出而已作考慮的規劃申請數目 No. of section 16A Planning Applications Considered	766	689	652
根據條例第 17 條提出而已經處理的覆核申請數目 No. of section 17 Reviews Processed	81	91	90
已展示的新法定圖則數目 No. of New Statutory Plans Exhibited	6	12	12
根據條例第 5 或 7 條展示的法定圖則數目 No. of Statutory Plans Exhibited under section 5 or 7	21	41	34
根據條例第 6C 條公布的法定圖則數目 No. of Statutory Plans Notified under section 6C	6	4	6
根據條例第 6B 條作出聆訊的申述數目 No. of Representations Heard under section 6B	5473	3574	89309
根據條例第 6F 條作出聆訊的進一步申述數目 No. of Further Representations Heard under section 6F	1277	32	114
提交行政長官會同行政會議核准的法定圖則數目 No. of Statutory Plans Submitted to Chief Executive in Council for Approval	23	24	23
根據條例第 12A 條提出而已作考慮的申請修訂圖則數目 No. of section 12A Applications for Amendment of Plan Considered	42	38	45



Part 1 Establishment and Functions

Town Planning Board

Establishment and Functions

The Town Planning Board (the Board) is a statutory body established under the Town Planning Ordinance, Cap. 131 (the Ordinance). With the main aim to promote the health, safety, convenience and general welfare of the community, the Board is charged with the principal duties to prepare statutory plans (namely, Outline Zoning Plans (OZPs) and Development Permission Area (DPA) Plans) for the layout of such areas of Hong Kong as the Chief Executive (CE) may direct, as well as the types of buildings suitable for erection therein.

Listening to the views of the public is an important part of the plan-making process. The Board is required under the Ordinance to publish the draft plans (and amendments to the draft plans), consider representations to the draft plans, comments on the representations and further representations in respect of any proposed amendments to the draft plans, and submit the draft plans together with any representations, comments and further representations and any amendments made to the draft plans to the CE in Council (CE in C) for approval. The Board also considers applications for amendment of

plan under section 12A, for planning permission under section 16 and for amendment to planning permission under section 16A of the Ordinance and conducts, under section 17, reviews on its decisions on section 16 and section 16A applications. Under the provisions of the Ordinance, plans and applications would also be published for public comments. Public views would be included in the submissions for the Board's consideration.

Furthermore, under section 25 of the Urban Renewal Authority (URA) Ordinance, Cap. 563 and section 21 of the West Kowloon Cultural District Authority (WKCD) Ordinance, Cap. 601, URA and WKCD may submit any plan prepared under subsection (3)(a) of the URA Ordinance and subsection (6) of the WKCD Ordinance respectively to the Board for consideration. Upon the submission of a plan so prepared by URA or WKCD, the Board may deem the plan as suitable for publication, with or without amendments, or may refuse to deem the plan as being suitable for publication. A plan which the Board deems suitable for publication shall be deemed to be a draft plan prepared by the Board for the purposes of the Ordinance and the provisions of the Ordinance shall apply accordingly.



城市規劃委員會會議
Town Planning Board Meeting

Membership

All members of the Board are appointed by the CE under section 2(1) of the Ordinance. Although the tenure of appointment is not laid down in the Ordinance, it is usually for a period of two years. Members may be reappointed upon expiry of their tenure of appointment.

In 2014, the membership of the Board was 36, comprising the Chairman, the Vice-chairman, five official Members and 29 non-official Members. A public officer was appointed as the Secretary to the Board.

Meetings

The Board meets regularly to discharge its functions, normally on alternate Fridays of each month. Special meetings will also be arranged, if and when necessary. A total of 24, 23*, and 28# meetings were held from 2012 to 2014 respectively.

* Including one special meeting with 18 sessions held between November 2013 and February 2014.

Including four special meetings, two of which with six sessions each and one with five sessions, and the special meeting with 47 sessions for the consideration of representations and comments in respect of the draft Kwu Tung North OZP and draft Fanling North OZP held between October 2014 and April 2015.

Members of the Town Planning Board from 2012 to 2014

主席	CHAIRMAN
發展局常任秘書長（規劃及地政） 周達明先生，J.P.	Permanent Secretary for Development (Planning and Lands) Mr. Thomas CHOW, J.P.
副主席	VICE-CHAIRMAN
黃遠輝先生，S.B.S.，J.P.	Mr. Stanley WONG Yuen-fai, S.B.S., J.P.
非官方委員	NON-OFFICIAL MEMBERS
黃仕進教授，J.P.	Professor WONG Sze-chun, J.P.
馬錦華先生，J.P. [#]	Mr. Timothy MA Kam-wah, J.P. [#]
陸觀豪先生，B.B.S.，J.P.	Mr. Roger LUK Koon-hoo, B.B.S., J.P.
陳福祥工程師 (任期始自二零一三年二月一日)	Ir. CHAN Fuk-cheung (from 1.2.2013)
陳漢雲教授 [#]	Professor Edwin CHAN Hon-wan [#]
陳祖楹女士	Ms. Bonnie CHAN Jo-ying
陳建強醫生，J.P. [^]	Dr. Eugene CHAN Kin-keung, J.P. [^]
鄒桂昌教授，B.B.S.，J.P.	Professor CHAU Kwai-cheong, B.B.S., J.P.
陳仲尼先生，B.B.S.，J.P. [#]	Mr. Rock CHEN Chung-nin, B.B.S., J.P. [#]
張孝威先生，S.B.S.	Mr. CHEUNG Hau-wai, S.B.S.
霍偉棟博士，工程師	Ir. Dr. Wilton FOK Wai-tung
符展成先生	Mr. Ivan FU Chin-shing
何立基先生，J.P.	Mr. Sunny HO Lap-kee, J.P.
何培斌教授，J.P.	Professor HO Puay-peng, J.P.
黃令衡先生	Mr. Lincoln HUANG Ling-hang
許智文教授	Professor Eddie HUI Chi-man
葉德江先生 [^]	Mr. IP Tak-kong [^]
黎慧雯工程師	Ir. Janice LAI Wai-man
林光祺先生	Mr. Dominic LAM Kwong-ki
劉智鵬博士，J.P.	Dr. LAU Chi-pang, J.P.
劉興達先生	Mr. Patrick LAU Hing-tat
劉文君女士	Ms. Julia LAU Man-kwan
李美辰女士	Ms. Christina LEE Maisenne

非官方委員	NON-OFFICIAL MEMBERS
李偉民先生，B.B.S.，J.P. [#]	Mr. Maurice LEE Wai-man, B.B.S., J.P. [#]
梁慶豐先生	Mr. LEUNG Hing-fung
梁宏正先生	Mr. Clarence LEUNG Wang-ching
李律仁先生，J.P.	Mr. Laurence LI Lu-jen, J.P.
盧偉國博士，B.B.S.，M.H.，J.P. (二零一三年一月一日起停任)	Dr. LO Wai-kwok, B.B.S., M.H., J.P. (ceased to be a Member on 1.1.2013)
雷賢達先生 [^]	Mr. David LUI Yin-tat [^]
馬詠璋女士	Ms. Anita MA Wing-tseung
邱浩波先生，S.B.S.，M.H.，J.P.	Mr. Stephen YAU How-boa, S.B.S., M.H., J.P.
邱榮光博士，J.P.	Dr. YAU Wing-kwong, J.P.
楊偉忠先生，M.H.，J.P. [^]	Mr. Frankie YEUNG, M.H., J.P. [^]
袁家達先生 [^]	Mr. Peter YUEN Ka-tat [^]

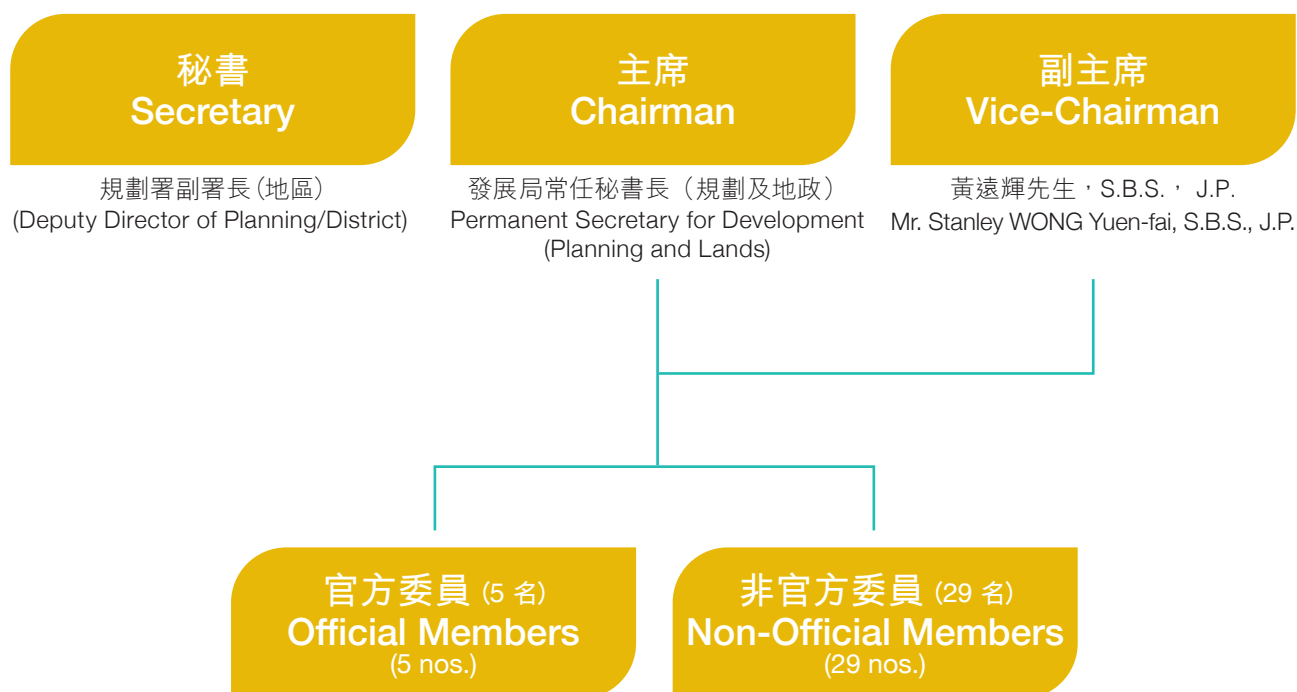
[#] 至二零一四年三月三十一日
Up to 31 March 2014

[^] 由二零一四年四月一日起
From 1 April 2014

官方委員	OFFICIAL MEMBERS
規劃署署長	Director of Planning
運輸及房屋局副秘書長(運輸) 1 [候補成員： 運輸及房屋局首席助理秘書長(運輸)、運輸署助理署長(新界)、運輸署助理署長(市區)、運輸署總工程師／交通工程(港島)、運輸署總工程師／交通工程(九龍)、運輸署總工程師／交通工程(新界東)及運輸署總工程師／交通工程(新界西)]	Deputy Secretary (Transport) 1, Transport and Housing Bureau [Alternate Members : Principal Assistant Secretary (Transport), Transport and Housing Bureau; Assistant Commissioner for Transport (New Territories), Assistant Commissioner for Transport (Urban), Chief Traffic Engineer (Hong Kong), Chief Traffic Engineer (Kowloon), Chief Traffic Engineer (New Territories East) and Chief Traffic Engineer (New Territories West), Transport Department]
民政事務總署署長 [候補成員： 民政事務總署副署長(1)、民政事務總署副署長(2)、民政事務總署助理署長(1)、民政事務總署助理署長(2)、民政事務總署助理署長(3)及民政事務總署總工程師(工程)]	Director of Home Affairs [Alternate Members : Deputy Director (1), Deputy Director (2), Assistant Director (1), Assistant Director (2), Assistant Director (3) and Chief Engineer (Works), Home Affairs Department]
環境保護署署長 [候補成員： 環境保護署副署長(1)、環境保護署助理署長(環境評估)、環境保護署首席環境保護主任(市區評估)及環境保護署首席環境保護主任(策略評估)]	Director of Environmental Protection [Alternate Members : Deputy Director of Environmental Protection (1), Assistant Director (Environmental Assessment), Principal Environmental Protection Officer (Metro Assessment) and Principal Environmental Protection Officer (Strategic Assessment), Environmental Protection Department]

官方委員	OFFICIAL MEMBERS
地政總署署長 [候補成員： 地政總署副署長／一般事務、地政總署助理署長／ 區域 1、地政總署助理署長／區域 2 及地政總署助 理署長／區域 3]	Director of Lands [Alternate Members： Deputy Director / General, Assistant Director / Regional 1, Assistant Director / Regional 2 and Assistant Director / Regional 3, Lands Department]
秘書	SECRETARY
規劃署副署長(地區) 黃婉霜女士，J.P. (任期至二零一四年五月二十五日) 李啟榮先生，J.P. (任期始自二零一四年五月二十六日)	Deputy Director of Planning (District) Miss Ophelia WONG Yuen-sheung, J.P. (up to 25.5.2014) Mr. Raymond LEE Kai-wing, J.P. (from 26.5.2014)

Composition of Town Planning Board in 2014



Planning Committees

Establishment and Functions

With the expansion of statutory planning jurisdiction/coverage to the non-urban areas and to cope with the increase in the Board's workload, two Planning Committees, the Metro Planning Committee (MPC) and the Rural and New Town Planning Committee (RNTPC), were set up in July 1991.

The Board has, under section 2(5)(a) of the Ordinance, delegated the following powers and functions to the two Committees:

- to prepare draft OZPs and DPA Plans under section 3 and section 4(1);
- to consider and approve Master Layout Plans (MLPs) and their subsequent amendments in respect of Comprehensive Development Areas under section 4A;
- to publish draft plans and amendments to approved plans upon reference back by the CE in C under section 5;
- to make and publish amendments to draft plans under section 7(1) to 7(3);
- to consider and decide on applications for amendment of plan under section 12A;
- to consider and decide on applications for planning permission under section 16;
- to consider and decide on applications for amendments to planning permission under section 16A; and
- to designate DPAs under section 20(1) of the Ordinance.

Membership

All Members of the Committees are appointed by the CE from Members of the Board in accordance with section 2(3) of the Ordinance. The CE also appoints a Chairman and Vice-chairman for each Committee. In 2014, there were 17 members (four official and 13 non-official) on the MPC and 18 members (four official and 14 non-official) on the RNTPC, other than the Chairman and Vice-chairman. The two Committees were served by a Secretary who was a public officer.

Meetings

The two Committees meet regularly to discharge their functions, usually on the other Fridays of each month when there is no meeting of the Board. The meeting of the MPC is held in the morning while that of the RNTPC is held in the afternoon. A total each of 23, 22 and 23 MPC and RNTPC meetings were held from 2012 to 2014 respectively.

Members of Metro Planning Committee from 2012 to 2014

主席	CHAIRPERSON
規劃署署長 梁焯輝先生，J.P. (任期至二零一二年十二月八日) 凌嘉勤先生，J.P. (任期始自二零一二年十二月九日)	Director of Planning Mr. Jimmy LEUNG Cheuk-fai, J.P. (up to 8.12.2012) Mr. LING Kar-kan, J.P. (from 9.12.2012)
副主席	VICE-CHAIRMAN
黃仕進教授，J.P. (任期至二零一四年三月三十一日) 陸觀豪先生，B.B.S.，J.P. (任期始自二零一四年四月一日)	Professor WONG Sze-chun, J.P. (up to 31.3.2014) Mr. Roger LUK Koon-hoo, B.B.S., J.P. (from 1.4.2014)
非官方委員	NON-OFFICIAL MEMBERS
陳祖楹女士	Ms. Bonnie CHAN Jo-ying
張孝威先生，S.B.S.	Mr. CHEUNG Hau-wai, S.B.S.
霍偉棟博士，工程師 [^]	Ir. Dr. Wilton FOK Wai-tung [^]
何立基先生，J.P.	Mr. Sunny HO Lap-kee, J.P.
何培斌教授，J.P.	Professor HO Puay-peng, J.P.
許智文教授 [#]	Professor Eddie HUI Chi-man [#]
葉德江先生 [^]	Mr. IP Tak-kong [^]
林光祺先生	Mr. Dominic LAM Kwong-ki
劉興達先生	Mr. Patrick LAU Hing-tat
劉文君女士	Ms. Julia LAU Man-kwan
李偉民先生，B.B.S.，J.P. [#]	Mr. Maurice LEE Wai-man, B.B.S., J.P. [#]
梁宏正先生	Mr. Clarence LEUNG Wang-ching
李律仁先生，J.P.	Mr. Laurence LI Lu-jen, J.P.
邱浩波先生，S.B.S.，M.H.，J.P.	Mr. Stephen YAU How-boa, S.B.S., M.H., J.P.
楊偉忠先生，M.H.，J.P. [^]	Mr. Frankie YEUNG, M.H., J.P. [^]

官方委員	OFFICIAL MEMBERS
運輸及房屋局副秘書長 (運輸) 1 [候補成員： 運輸署助理署長 (市區)、運輸署總工程師／ 交通工程 (港島) 及運輸署總工程師／交通工 程 (九龍)]	Deputy Secretary (Transport) 1, Transport and Housing Bureau [Alternate Members : Assistant Commissioner for Transport (Urban), Chief Traffic Engineer (Hong Kong) and Chief Traffic Engineer (Kowloon), Transport Department]
民政事務總署署長 [候補成員： 民政事務總署副署長 (2)、民政事務總署助理 署長 (2)、民政事務總署助理署長 (3) 及民政 事務總署總工程師 (工程)]	Director of Home Affairs [Alternate Members : Deputy Director (2), Assistant Director (2), Assistant Director (3) and Chief Engineer (Works), Home Affairs Department]
環境保護署署長 [候補成員： 環境保護署助理署長 (環境評估)、環境保護 署首席環境保護主任 (市區評估) 及環境保護 署首席環境保護主任 (策略評估)]	Director of Environmental Protection [Alternate Members : Assistant Director (Environmental Assessment), Principal Environmental Protection Officer (Metro Assessment) and Principal Environmental Protection Officer (Strategic Assessment), Environmental Protection Department]
地政總署助理署長／區域 1 [候補成員： 地政總署助理署長／區域 2]	Assistant Director / Regional 1, Lands Department [Alternate Member : Assistant Director / Regional 2, Lands Department]
秘書	SECRETARY
規劃署副署長 (地區) 黃婉霜女士，J.P. (任期至二零一四年五月二十五日) 李啟榮先生，J.P. (任期始自二零一四年五月二十六日)	Deputy Director of Planning (District) Miss Ophelia WONG Yuen-sheung, J.P. (up to 25.5.2014) Mr. Raymond LEE Kai-wing, J.P. (from 26.5.2014)

至二零一四年三月三十一日
Up to 31 March 2014

^ 由二零一四年四月一日起
From 1 April 2014

Members of Rural and New Town Planning Committee from 2012 to 2014

主席	CHAIRPERSON
規劃署署長 梁焯輝先生，J.P. (任期至二零一二年十二月八日) 凌嘉勤先生，J.P. (任期始自二零一二年十二月九日)	Director of Planning Mr. Jimmy LEUNG Cheuk-fai, J.P. (up to 8.12.2012) Mr. LING Kar-kan, J.P. (from 9.12.2012)
副主席	VICE-CHAIRMAN
馬錦華先生，J.P. (任期至二零一四年三月三十一日) 黃仕進教授，J.P. (任期始自二零一四年四月一日)	Mr. Timothy MA Kam-wah, J.P. (up to 31.3.2014) Professor WONG Sze-chun, J.P. (from 1.4.2014)
非官方委員	NON-OFFICIAL MEMBERS
陳漢雲教授 [#]	Professor Edwin CHAN Hon-wan [#]
陳福祥工程師 (任期始自二零一三年二月一日)	Ir. CHAN Fuk-cheung (from 1.2.2013)
陳建強醫生，J.P. [^]	Dr. Eugene CHAN Kin-keung, J.P. [^]
鄒桂昌教授，B.B.S.，J.P.	Professor CHAU Kwai-cheong, B.B.S., J.P.
陳仲尼先生，B.B.S.，J.P. [#]	Mr. Rock CHEN Chung-nin, B.B.S., J.P. [#]
霍偉棟博士，工程師 [#]	Ir. Dr. Wilton FOK Wai-tung [#]
符展成先生	Mr. Ivan FU Chin-shing
黃令衡先生	Mr. Lincoln HUANG Ling-hang
許智文教授 [^]	Professor Eddie HUI Chi-man [^]
黎慧雯工程師	Ir. Janice LAI Wai-man
劉智鵬博士，J.P.	Dr. LAU Chi-pang, J.P.
李美辰女士	Ms. Christina LEE Maisenne
梁慶豐先生	Mr. LEUNG Hing-fung
盧偉國博士，B.B.S.，M.H.，J.P. (二零一三年一月一日起停任)	Dr. LO Wai-kiwok, B.B.S., M.H., J.P. (ceased to be a Member on 1.1.2013)
雷賢達先生 [^]	Mr. David LUI Yin-tat [^]
馬詠璋女士	Ms. Anita MA Wing-tseung
邱榮光博士，J.P.	Dr. YAU Wing-kiwok, J.P.
袁家達先生 [^]	Mr. Peter YUEN Ka-tat [^]

官方委員	OFFICIAL MEMBERS
運輸及房屋局副秘書長 (運輸) 1 [候補成員： 運輸署助理署長 (新界)、運輸署總工程師／ 交通工程 (新界東) 及運輸署總工程師／交通 工程 (新界西)]	Deputy Secretary (Transport) 1, Transport and Housing Bureau [Alternate Members : Assistant Commissioner for Transport (New Territories), Chief Traffic Engineer (New Territories East) and Chief Traffic Engineer (New Territories West), Transport Department]
民政事務總署署長 [候補成員： 民政事務總署副署長 (1)、民政事務總署助理 署長 (1)、民政事務總署助理署長 (2) 及民政 事務總署總工程師 (工程)]	Director of Home Affairs [Alternate Members : Deputy Director (1), Assistant Director (1), Assistant Director (2) and Chief Engineer (Works), Home Affairs Department]
環境保護署署長 [候補成員： 環境保護署助理署長 (環境評估) 及環境保護 署首席環境保護主任 (策略評估)]	Director of Environmental Protection [Alternate Members : Assistant Director (Environmental Assessment) and Principal Environmental Protection Officer (Strategic Assessment), Environmental Protection Department]
地政總署助理署長／區域 3 [候補成員： 地政總署助理署長／區域 1]	Assistant Director / Regional 3, Lands Department [Alternate Member : Assistant Director / Regional 1, Lands Department]
秘書	SECRETARY
規劃署副署長 (地區) 黃婉霜女士，J.P. (任期至二零一四年五月二十五日) 李啟榮先生，J.P. (任期始自二零一四年五月二十六日)	Deputy Director of Planning (District) Miss Ophelia WONG Yuen-sheung, J.P. (up to 25.5.2014) Mr. Raymond LEE Kai-wing, J.P. (from 26.5.2014)

至二零一四年三月三十一日
Up to 31 March 2014

^ 由二零一四年四月一日起
From 1 April 2014

Local Site Visits

Local Visit to Lai Chi Wo, Sha Tau Kok, Queen's Hill and Fo Tan

On 23 February 2012, Members of the Board visited Lai Chi Wo, Sha Tau Kok, Queen's Hill and Fo Tan. Members were briefed on the local characteristics of Lai Chi Wo and the key issues raised during the exhibition of the respective OZP. When visiting Sha Tau Kok, Members were briefed on the reduction in the land area designated for the Frontier Closed Area (FCA) in phases and the

land use planning of Sha Tau Kok Town. At Queen's Hill, Members were briefed on the background and the latest development proposals in respect of the former Burma Lines Military Site. During the visit to the housing site at Kwei Tei San Chuen Road in Fo Tan, Members were briefed on the planning context, proposal and major development issues of the site, which was subsequently rezoned to "Residential (Group A)2" ("R(A)2") on the Sha Tin OZP for public housing development.



荔枝窩、沙頭角、皇后山及火炭
Lai Chi Wo, Sha Tau Kok, Queen's Hill and Fo Tan



荔枝窩、沙頭角、皇后山及火炭
Lai Chi Wo, Sha Tau Kok, Queen's Hill and Fo Tan

Local Visit to Po Toi, Shek Kwu Chau, Tai O and Luk Wu/Keung Shan

On 24 May 2012, Members of the Board visited the Islands District, including Po Toi, Shek Kwu Chau, Tai O and Luk Wu/Keung Shan. Members were briefed on the latest planning and development proposals in these areas, specifically the unique scenic and natural environment, and the haphazard developments including vegetation clearance and laying of concrete slabs at Po Toi, the proposed Integrated Waste Management Facilities

at Shek Kwu Chau, the traditional village settlements characterised with village houses and domestic structures on stilts at Tai O, and the tranquil and religious characters of Luk Wu/Keung Shan. Through the visit, Members had a better understanding of these areas, which facilitated their consideration of representations and comments in respect of the draft Po Toi Islands DPA Plan No. DPA/I-PTI/1 as well as the new OZPs/development proposals in these areas.



蒲台、石鼓洲、大澳及鹿湖 / 羌山
Po Toi, Shek Kwu Chau, Tai O and Luk Wu/Keung Shan



蒲台、石鼓洲、大澳及鹿湖 / 羌山
Po Toi, Shek Kwu Chau, Tai O and Luk Wu/Keung Shan

Local Visit to Lin Ma Hang, Hoo Hok Wai and Pak Sha O

On 27 March 2013, Members of the Board visited Lin Ma Hang, Hoo Hok Wai and Pak Sha O. Members were briefed on the development of the Lin Ma Hang area, including the Lin Ma Hang Village, Lin Ma Hang Stream (an Ecologically Important Stream (EIS)), and

the Residence of Ip Ting-sz which is the only Declared Monument within the FCA. At Hoo Hok Wai, Members were briefed on the ecologically important fishponds and the land use planning of the area. At Pak Sha O, Members were briefed on the historical/cultural heritage, its tranquil rural setting and its EIS.



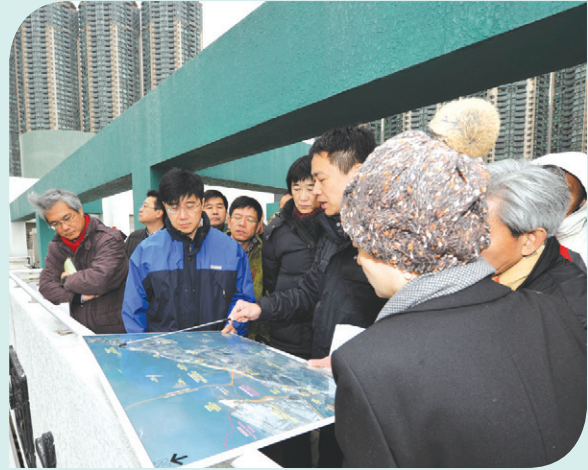
蓮麻坑、蠔殼圍及白沙澳
Lin Ma Hang, Hoo Hok Wai and Pak Sha O



蓮麻坑、蠔殼圍及白沙澳
Lin Ma Hang, Hoo Hok Wai and Pak Sha O

Local Visit to Tung Chung and Lamma Island

On 19 February 2014, Members of the Board visited the Tung Chung New Town and Lamma Island. Members were briefed on the latest planning of the new town and development options as well as land use proposals for the proposed Tung Chung extension area. During the visit to the ex-Lamma Quarry site at north of Sok Kwu Wan, including a 5-hectare man-made lake, Members were briefed on the proposed future land use and development potential of the site. Members also took the opportunity to view the infrastructural projects in North Lantau, and had a better understanding of the existing and proposed developments in the two areas.



東涌
Tung Chung





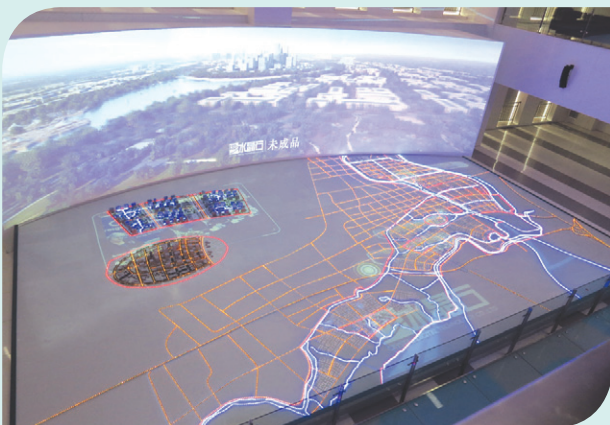
南丫島
Lamma Island

Mainland Visit

A delegation of the Board led by the Chairman visited Qingdao and Dalian from 7 to 11 January 2012.

The main themes of the visit were on the master planning, port development, urban renewal, tourism, development of new high technology industries and conservation of historic buildings in Qingdao and Dalian.

In Qingdao, the delegation was received by the Deputy Mayor of Qingdao and the planning officials to share their planning experience and visions. The Qingdao Urban Planning Bureau provided an overview of town planning, land use zonings, public facilities and transport planning, tourism development, urban renewal and major projects of Qingdao. The Qingdao Urban Planning and Design



青島
Qingdao



Research Institute arranged briefings and guided tours to the Qingdao Olympic Sailing Centre at the former Beihai dockyard in Fushan Bay adjoining May Fourth Square and Donghai West Road, the Badaguan Scenic Area located to the east of Qingdao City which was famous for its foreign-styled villas/buildings from different countries, and the Little Fish Hill Park (Xiaoyushan Park) to take an overview of the beautiful scenes of Qingdao. The delegation also visited the Qingdao Chengyang Planning Exhibition Hall and the Qingdao National High-

tech Industrial Development Zone (the IDZ) in Chengyang District, which was one of the state-level industrial development zones set up by the State Council in 1992. Located about 35km away from the city centre of Qingdao and a ten-minute drive to the Qingdao Liuting Airport, the IDZ was renowned for its science and technology research centre with pillar industries of information technology, biopharmaceuticals, new materials, new energy, advanced equipment manufacturing, marine technology, and defence technology, etc.



青島
Qingdao



大連
Dalian

In Dalian, the delegation was received by the Dalian Urban Planning Bureau and the Dalian Municipal People's Government Foreign (Overseas Chinese) Affairs Office. The delegation was briefed by the Dalian Urban Planning Bureau on the planning system, strategic planning and developments, port development, transport planning and the major projects in Dalian with reference to the

Dalian Master Plan. The delegation visited Nianyuwan port and the bonded port in Dayaowan with a briefing by the Port of Dalian Authority. The Dalian Municipal People's Government Foreign (Overseas Chinese) Affairs Office had also arranged guided tours to the Dalian Development Area Planning Exhibition Gallery and the Jinzhou New District which was the core industrial area of



大連
Dalian



the Liaoning Coastal Economic Belt and the main hub of Dalian's new urban area. The delegation also visited the Jinshatan tourism area, the former Japan-Russia Prison Site of Port Arthur in Lushun and Bangchuidao.

The delegation was impressed by the master planning and the development in Qingdao and Dalian. After the

visits, Members learnt more about the opportunities and challenges faced by these cities, which provided useful references for the Board in the consideration of projects in Hong Kong relating to port development, urban renewal, tourism, new high technology industries, and conservation of historic buildings.



Part 2 Highlights of Work

Increasing Housing Land Supply

New Outline Zoning Plans for Kwu Tung North and Fanling North Areas

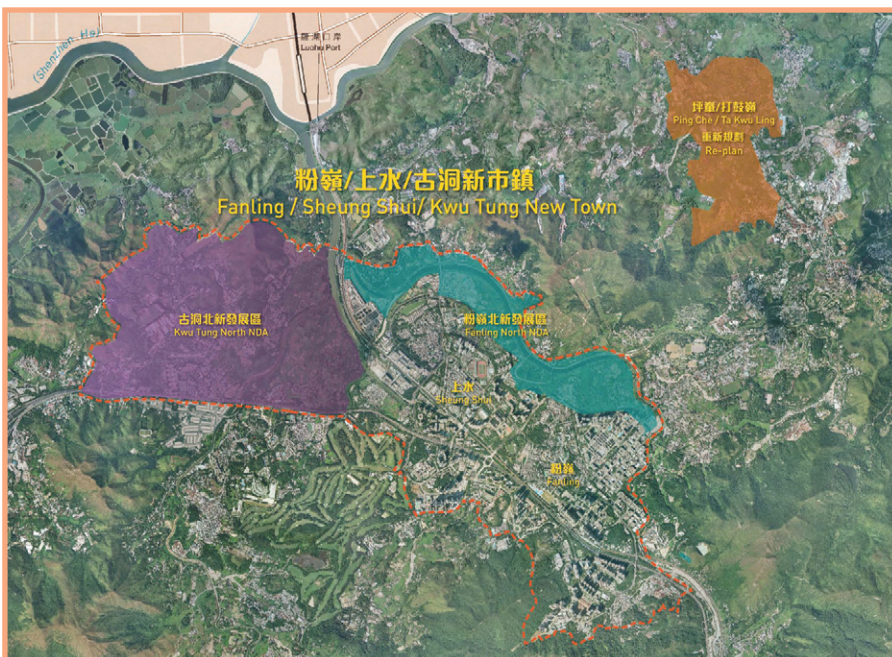
The “Hong Kong 2030: Planning Vision and Strategy” (the HK2030 Study) in 2007 revisited the need for strategic development area in the New Territories, and recommended proceeding with some of the New Development Areas (NDAs) to address Hong Kong’s long-term demand for land for housing and economic developments. A steady land supply to meet Hong Kong’s demand for land for housing and economic developments is essential to promoting the health, safety, convenience and general welfare of the community. In this regard, the Board has prepared new OZPs and made amendments to OZPs to optimise the development potential of the land concerned.

The North East New Territories NDAs Planning and Engineering Study (NENT NDAs Study) was commissioned jointly by the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) in 2008 with a view to formulating a planning and development framework for the NDAs including Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL).

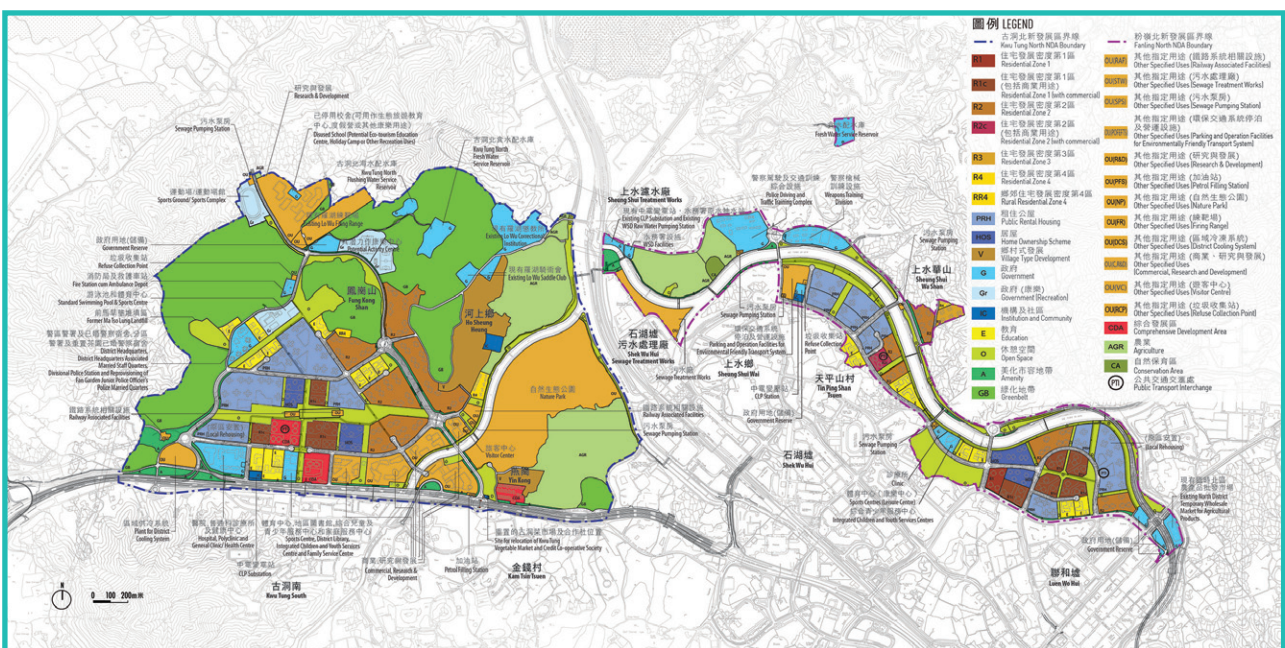
Outline Development Plans (ODPs) and OZPs for the KTN and FLN NDAs were prepared for taking forward the recommendations in the NENT NDAs Study. As extensions to the existing Fanling/Sheung Shui New Town, the KTN and FLN NDAs will provide a total of about 60,000 new housing units, with 60% for public housing and 40% for private housing, to accommodate a total population of about 176,900. The two NDAs will also provide about 37,700 new employment opportunities. Taking into account the public comments and findings of the planning and technical assessments, the revised development proposals for the two NDAs were published in July 2013. The Board was briefed on 26 July 2013 on the public comments received from the Stage 3 Public Engagement under the NENT NDAs Study, the revised Recommended ODPs for the KTN and FLN NDAs and the implementation arrangements of the NDAs. Members provided comments and suggestions mainly on the planning, land, supporting infrastructure and transport aspects. The Final Report of the NENT NDAs Study and its Executive Summary were promulgated for public viewing in end-2014.

On 6 December 2013, the Board agreed that the KTN and FLN OZPs were suitable for exhibition for public inspection under section 5 of the Ordinance. The OZPs for the KTN and FLN NDAs were exhibited for public inspection on 20 December 2013 under section 5 of the Ordinance. During the plan exhibition period, a total of 20,668 and 5,596 valid representations and comments in

respect of the KTN OZP and 21,117 and 6,007 in respect of the FLN OZP were received respectively. The hearing of the representations and comments, and deliberation by the Board took place at a special meeting which commenced in October 2014 and completed in April 2015 with a total of 47 sessions.



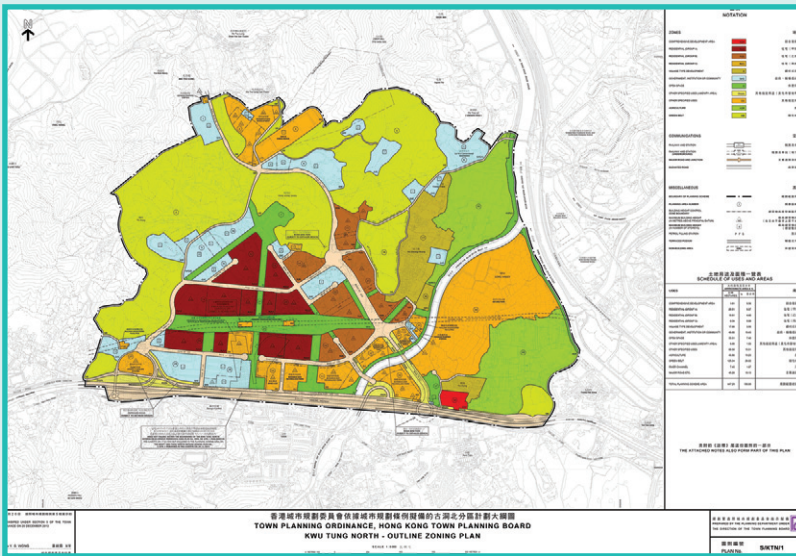
粉嶺/上水/古洞新市鎮
Fanling/Sheung Shui/Kwu Tung New Town



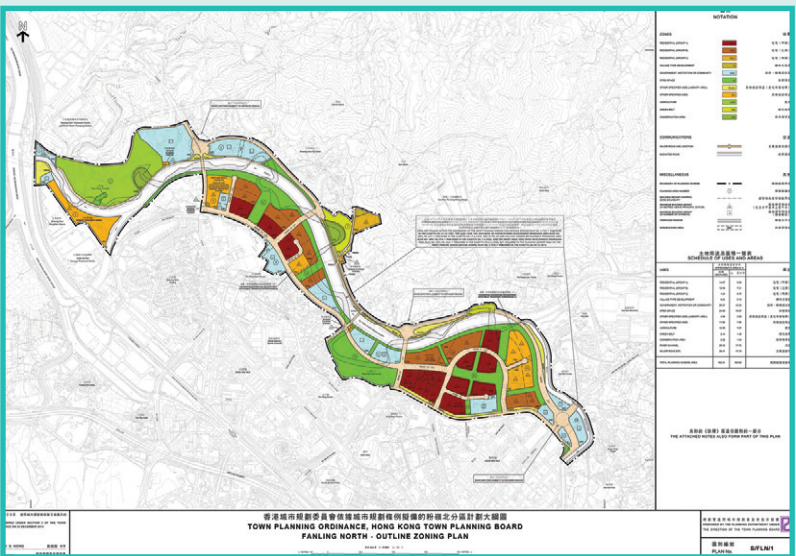
建議發展大綱圖
Revised Recommended Outline Development Plan

In the 2013 Policy Address, the Government announced that the development potential in New Territories North would be explored. In this context, the PC/TKL NDA would be re-planned under the Preliminary Feasibility Study on Developing the New Territories North with a view to comprehensively reviewing the relevant

planning considerations, including the development potential afforded by new railway infrastructure. The implementation of the plans for the KTN and FLN NDAs as an extension to the Fanling/Sheung Shui New Town was confirmed in the 2014 Policy Address.



古洞北分區計劃大綱圖及新發展區
Kwu Tung North Outline Zoning Plan and New Development Area



粉嶺北分區計劃大綱圖及新發展區
Fanling North Outline Zoning Plan and New Development Area

Amendments to Outline Zoning Plans

Sha Tin Outline Zoning Plan

On 5 October 2012, the Board agreed to propose amendments to the Sha Tin OZP. The draft Sha Tin OZP No. S/ST/27 was exhibited for public inspection on 26 October 2012.

The amendments to the OZP were in line with the recommendations of the Area Assessments 2009 of Industrial Land in the Territory (the Area Assessment) completed in 2010. A 4.09 ha site covering the ex-Fo Tan Cottage Area and the adjacent industrial land was recommended to be rezoned from “Industrial” (“I”), “Green Belt” (“GB”) and an area shown as ‘River Channel’ to “R(A)2” for public housing development with about 4,200 flats and a building height ranging from 140mPD to 160mPD. Non-domestic uses and retail facilities (in a welfare and commercial centre) were proposed in the south-eastern part of the site along Kwei Tei Street to serve as a buffer against the nearby industrial buildings.



前火炭平房區
ex-Fo Tan Cottage Area

A site at Wo Sheung Tun Street was recommended to be rezoned from “I” to “R(A)3” for public housing development in the Area Assessment. The proposed public housing site, with an area of about 0.87ha, will provide about 560 flats with maximum building height of 150mPD.

After giving consideration to the six representations and one comment on 22 March 2013 in respect of the OZP, the Board decided not to propose any amendment to the OZP. The draft OZP was approved by CE in C on 2 July 2013 and was subsequently renumbered as S/ST/28.

On 8 November 2013, the Board agreed to propose amendments to the OZP to rezone Shek Mun Estate zoned “R(A)” together with a strip of land zoned “Open Space” (“O”) to “R(A)4” for public housing development. The draft Sha Tin OZP No. S/ST/29 was exhibited for public inspection on 22 November 2013. After giving consideration to the 1,391 representations and 11 comments on 16 May 2014 in respect of the OZP, the Board decided not to propose any amendment to the OZP. The draft OZP was approved by CE in C on 2 September 2014 and was subsequently renumbered as S/ST/30.



禾上墩街
Wo Sheung Tun Street



碩門邨
Shek Mun Estate

South West Kowloon Outline Zoning Plan

On 22 November 2013, the Board agreed to propose amendments to the South West Kowloon OZP mainly to rezone a site at Fat Tseung Street West and a waterfront site at Lin Cheung Road for residential developments. The rezoning was one of the Government's short and medium-term measures to expedite the supply of land for housing. The draft South West Kowloon OZP No. S/K20/29 was exhibited for public inspection on 13 December 2013. The site at Fat Tseung Street West, with an area of about 0.62 ha, is located within an area with a number of public housing developments (namely Hoi Lai Estate and the proposed public rental housing (PRH) development at North West Kowloon Reclamation (Site 6) and private housing developments (commonly known as the "Four Little Dragons"), as well as a cluster of Government, institution and community (GIC) facilities including a number of schools. The site was rezoned from "Government, Institution or Community" ("G/IC"), "Open Space" ("O") and an area shown as 'Road' to "R(A)11" with a maximum domestic PR of 6.5, a maximum non-domestic PR of 1.5 and a maximum building height of 120mPD for a public housing development with about 680 flats.



連翔道
Lin Cheung Road

The waterfront site at Lin Cheung Road covers an area of about 9.65 ha previously under various zonings including "Other Specified Uses" ("OU") annotated "Cargo Working Area, Wholesale Market and Industrial-Office", "OU(Wholesale Market)", "OU(Pier)" and an area shown as 'Road'. It is located at the waterfront and served by MTR Nam Cheong Station. The proposed amendments were for rezoning of about 6 ha of land to "Comprehensive Development Area" ("CDA"), "CDA(2)" and "R(A)12" to facilitate the development of private housing and about 3,400 public housing units. The proposed maximum building height of 120mPD for the "R(A)12" site and 100mPD for the "CDA" and "CDA(2)" sites were generally in line with the stepped building height profile in the area. The remaining areas were rezoned to "G/IC", "O" and an area shown as 'Road'.

After giving consideration to the 3,099 representations and 34 comments in respect of the OZP on 20 June 2014 and 4 July 2014, the Board decided not to propose any amendment to the OZP. The draft OZP was approved by CE in C on 23 September 2014 and was subsequently renumbered as S/K20/30.



發祥街西
Fat Tseung Street West

Cheung Sha Wan Outline Zoning Plan

On 15 March 2013, the Board agreed to propose amendments to the Cheung Sha Wan OZP mainly to rezone a site at Lai Chi Kok Road/Tonkin Street from “O” to “R(A)”. The rezoning was one of the Government’s short and medium-term measures to expedite the supply of land for housing. The site, with an area of about 2.3 ha, was subject to a PR of 9 for public housing development to produce about 2,300 flats. The maximum building height restriction of 100mPD was compatible with the building

height restriction of the neighbouring Lai Kok Estate and was in line with the stepped building height profile for the Cheung Sha Wan district. The draft Cheung Sha Wan OZP No. S/K5/34 was exhibited for public inspection on 19 April 2013. After giving consideration to the 698 representations and 170 comments in respect of the OZP on 4 October 2013, the Board decided not to propose any amendment to the OZP. On 17 December 2013, CE in C approved the draft Cheung Sha Wan OZP which was renumbered as S/K5/35.



長沙灣
Cheung Sha Wan

Ma On Shan Outline Zoning Plan

On 24 February 2012, the draft Ma On Shan OZP No. S/MOS/17 incorporating amendments for rezoning a site at Whitehead from “CDA” to mainly “CDA(2)” (about 3.77 ha) and “CDA(3)” (about 2.35 ha) subject to maximum GFA of 40,000m² and 30,000m² respectively for residential developments and to “Recreation” (“REC”) (about 14.95 ha) for recreational development; and a site at On Chun Street (about 0.41 ha) from “G/IC” and “R(A)” to “Residential (Group B)3” (“R(B)3”) subject to a maximum PR of 3.3 for residential developments, was exhibited for public inspection.

After giving consideration to the 1,079 representations and 61 comments in respect of the OZP on 31 August 2012, the Board decided not to uphold the representations related to Whitehead but defer a decision on the representations related to the On Chun Street site pending a review of “G/IC” sites in Ma On Shan which might also be suitable for residential development. On 1 February 2013, the Board further considered the representations and comments related to the On Chun Street site and decided to propose amendments to the OZP to meet the 1,074 representations. On 22 February 2013, the proposed amendments to the OZP to rezone the On Chun Street site from “R(B)3” to “G/IC” for GIC use, rezone two sites at Hang Kwong Street (about 0.31 ha) and Ma Kam Street (about 0.31 ha) from “G/IC” to “R(B)3” and “R(B)4” subject to maximum GFA of 8,910m² and 15,500m² respectively for residential developments, and amend the building height restriction of a “G/IC” site at On Luk Street, were exhibited for public inspection. After giving consideration to the 28 further representations on 26 April 2013, the Board decided to amend the draft OZP by incorporating the proposed amendments. The draft OZP was approved by CE in C on 30 July 2013 and was subsequently renumbered as S/MOS/18.



白石
Whitehead



恆光街
Hang Kwong Street



馬錦街
Ma Kam Street



欣安邨
Yan On Estate



馬鞍山路
Ma On Shan Road



落禾沙里
Lok Wo Sha Lane

On 7 March 2014, the draft Ma On Shan OZP No. S/MOS/19, incorporating amendments mainly to rezone the Yan On Estate and the adjoining land from “R(B)2”, “G/IC” and an area shown as ‘Road’ to “R(A)8”; a site east of Ma On Shan Road from “GB” to “R(A)9”; and a site at Lok Wo Sha Lane from “O” to “R(B)5”, was

exhibited for public inspection. After giving consideration to the 264 representations and 38 comments in respect of the OZP on 5 September 2014, the Board decided not to propose any amendment to the draft OZP. The draft OZP was approved by CE in C on 2 December 2014 and was subsequently renumbered as S/MOS/20.

Tai Po Outline Zoning Plan

On 11 April 2014, the draft Tai Po OZP No. S/TP/25, incorporating amendments mainly to rezone eight sites in Tai Po New Town from “GB” and “G/IC” to various “R(A)” sub-zones, “R(B)” and “Residential (Group C)” (“R(C)”) sub-zones for residential developments, was exhibited for public inspection. The proposed zoning amendments would provide a total of about 6,350 public housing flats and 4,175 private flats. During the statutory publication period, a total of 6,322 representations and 439 comments in respect of the OZP were received. Consideration of the representations and comments by the Board took place at a special meeting comprising 5 sessions conducted between November 2014 and February 2015.

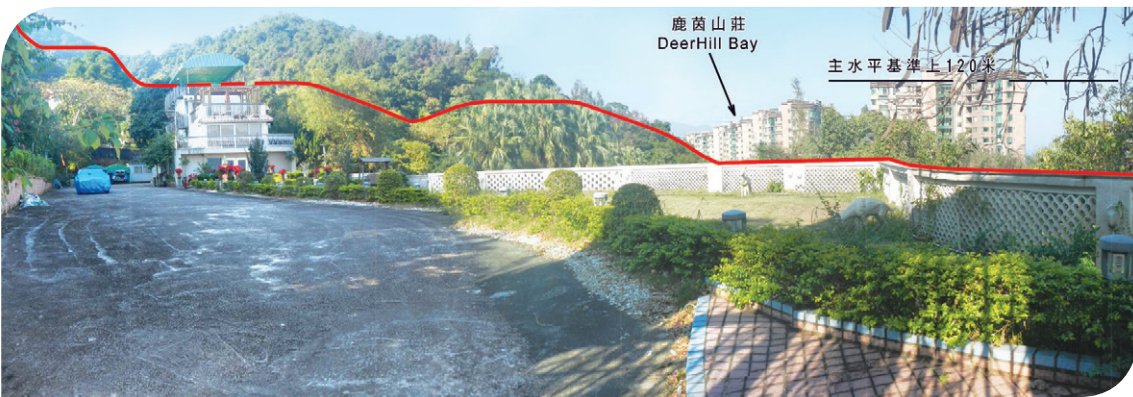




頌雅路東
East of Chung Nga Road



鳳園
Fung Yuen



乾坑
Kon Hang



逸遙路
Yat Yiu Avenue



那打素醫院以西
West of Nethersole Hospital

Tuen Mun Outline Zoning Plan

On 2 May 2014, the draft Tuen Mun OZP No. S/TM/32, incorporating amendments mainly to rezone 14 sites for housing purpose, including four in Tuen Mun North, two in Tuen Mun Central and eight in Tuen Mun East, was exhibited for public inspection.

The sites in Tuen Mun North and Tuen Mun Central were rezoned mainly from “G/IC” to various “R(A)” sub-zones to facilitate public and private housing developments. The sites in Tuen Mun East were rezoned mainly from “G/IC” and “GB” to various “R(B)” sub-zones. Suitable development restrictions were stipulated for the housing

developments. An area in Tuen Mun Area 46 to the north-west of the proposed Tuen Mun Chek Lap Kok Link toll plaza, was zoned “Undetermined” (“U”), pending detailed planning studies to identify future possible land uses.

After giving consideration to the 2,052 representations and three comments in respect of the OZP on 7 November 2014, the Board decided not to propose any amendment to the OZP. The draft OZP was approved by CE in C on 10 February 2015 and was subsequently renumbered as S/TM/33.



屯門北
Tuen Mun North





屯門中
Tuen Mun Central



屯門東
Tuen Mun East

Protecting the Countryside

Country Park Enclaves

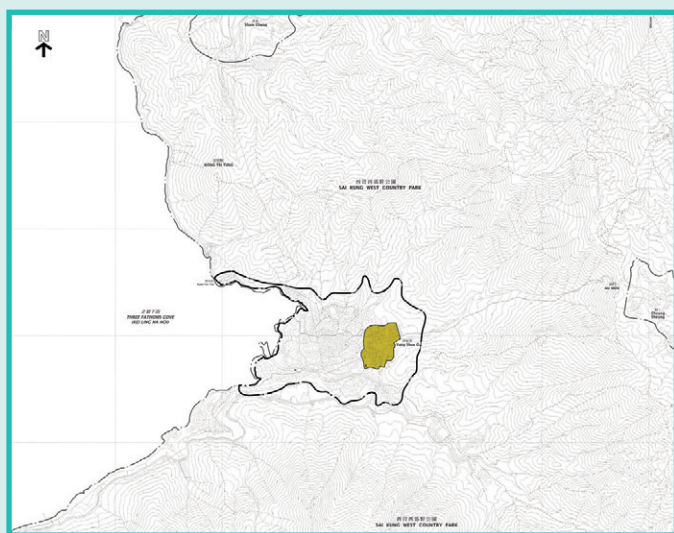
About 76% of land in Hong Kong is undeveloped, consisting of mainly woodland/shrubland/grassland/wetland, agricultural land and water bodies. Most of these areas are country parks and green belts in the rural area, which are worthy of preservation. There were incidents in recent years of developments being carried out on private land in the country park enclaves. Prompt action is required to regulate land uses in the vicinity

of country parks to forestall human damage, by either including these enclaves into country parks or putting them under the statutory planning framework.

There are 77 country park enclaves, 52 of which had already been covered by statutory town plans by 2014. From 2012 to 2014, the Board completed the preparation and exhibition of 10 DPA plans, namely Chek Keng, Yung Shue O, Yi O, Pak Sha O, Kuk Po, Fung Hang and Yung Shue Au, Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha



赤徑
Chek Keng

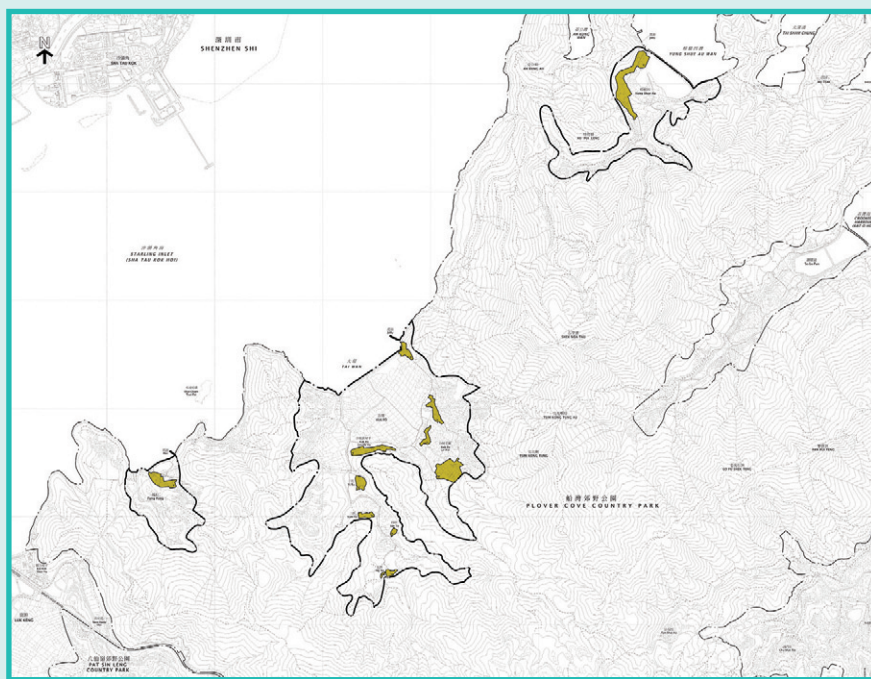


榕樹澳
Yung Shue O



Yeung, Ping Chau, Cheung Sheung, Tai Ho, and Tai Po Kau covering 13 enclaves. Moreover, 11 DPA plans for Tin Fu Tsai, Hoi Ha, Pak Lap, So Lo Pun, To Kwa Peng and Pak Tam Au, Tung A and Pak A, Ko Lau Wan, Lai Chi Wo, Siu Tan and Sam A Tsuen, Mau Ping, Luk Wu and Keung Shan, and Yim Tin Tsai and Ma Shi Chau were subsequently replaced by OZPs and one of the enclaves of Tai Long Sai Wan was incorporated into the country park in December 2013. These statutory town plans provide planning guidance and enable enforcement action to be taken against unauthorised development in these areas.

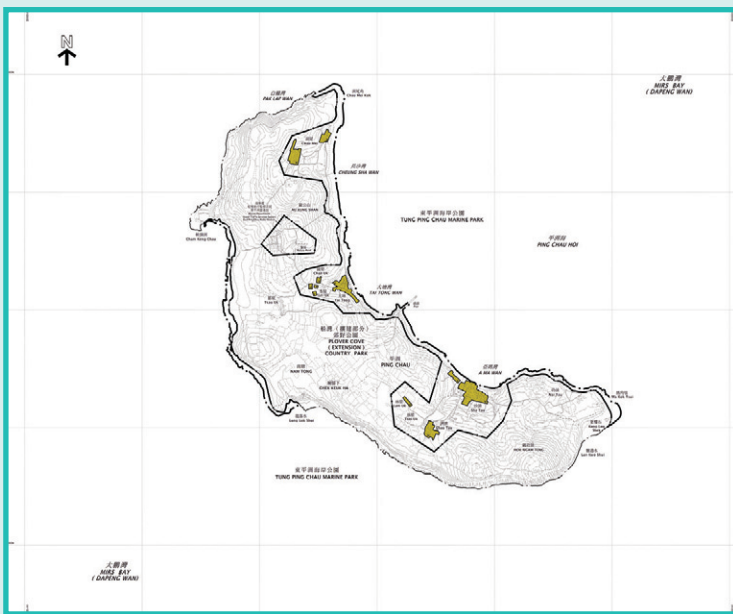
The general planning intention of the areas covered by statutory plans is mainly to protect the high conservation and landscape value as well as rural settings which complement the overall naturalness and the landscape beauty of the surrounding country parks. In drawing up the OZPs and their land use proposals, relevant stakeholders have been consulted with a view to striking a balance between environmental conservation and development. Areas of high ecological and landscape significance have been covered by conservation zonings, such as “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”) or “GB” to protect the natural environment,



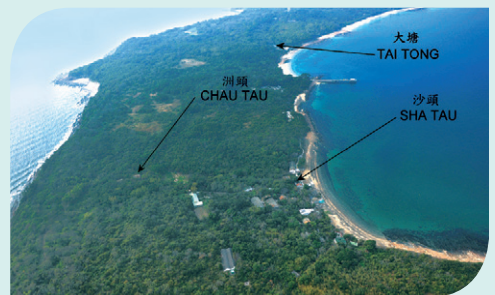
谷埔、鳳坑及榕樹凹
Kuk Po, Fung Hang and Yung Shue Au



大灘、屋頭、高塘及高塘下洋
Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung

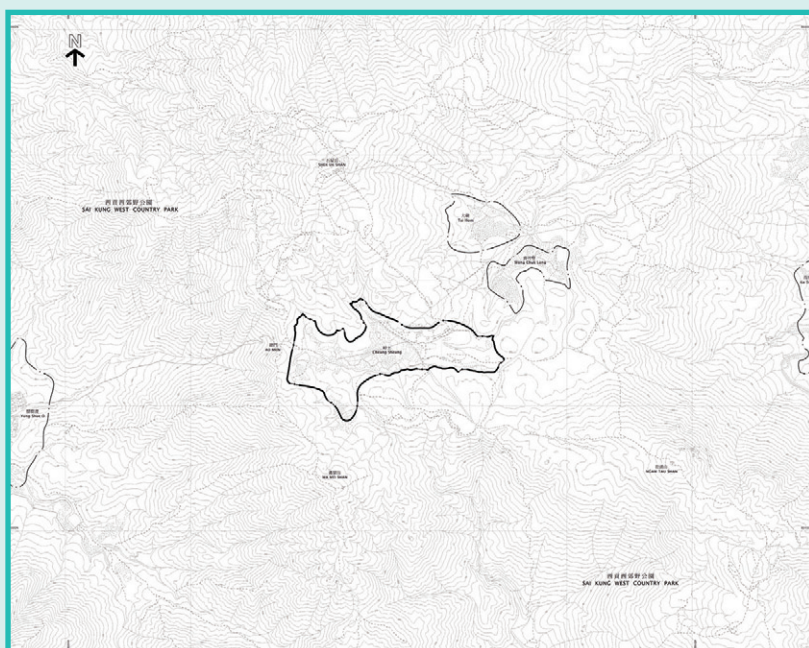


平洲
Ping Chau



whereas an incremental approach has been generally adopted for designation of “Village Type Development” (“V”) zone to consolidate Small House development at suitable locations so as to minimise the adverse impacts on the natural environment.

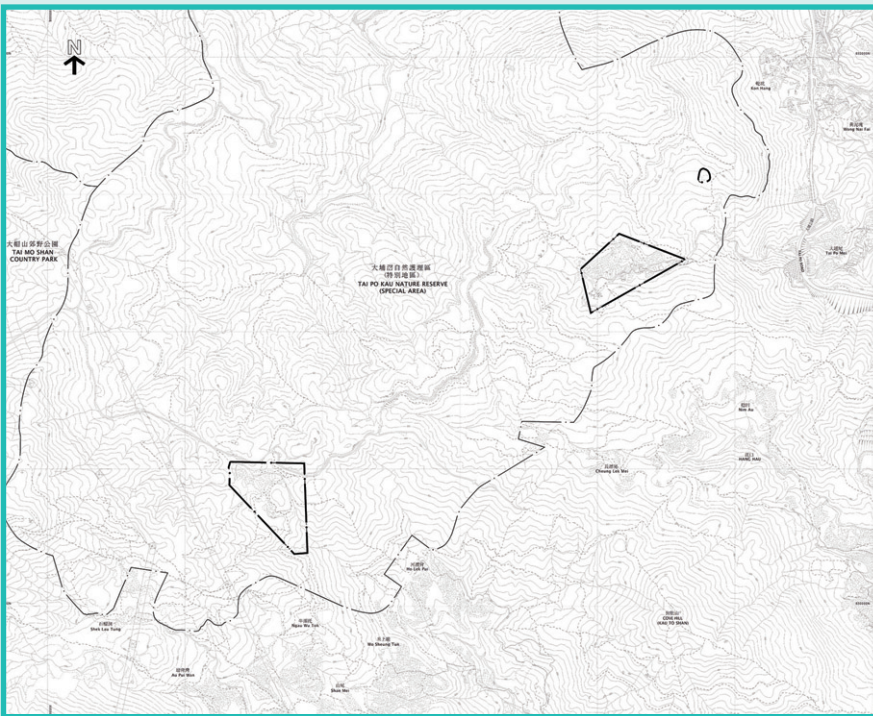
The work on the preparation of DPA plans for country park enclaves which were considered suitable to be regulated by the statutory planning framework into statutory town plans has been completed. The Board will continue to prepare OZPs to replace the existing DPA plans.



嶺上
Cheung Sheung

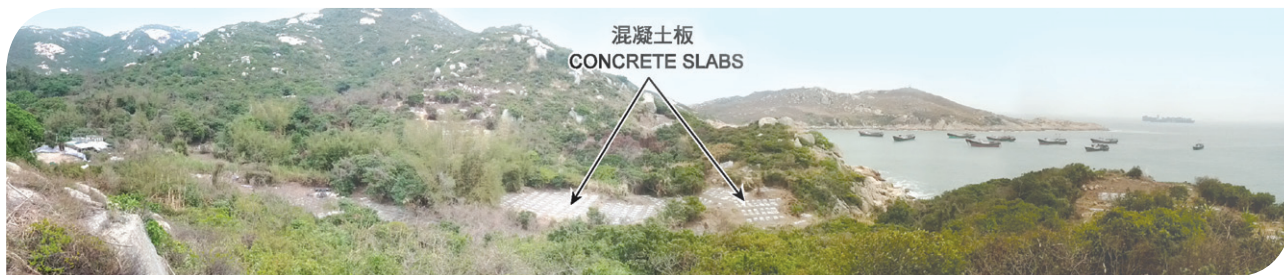


大嶼
Tai Ho



大埔滘
Tai Po Kau



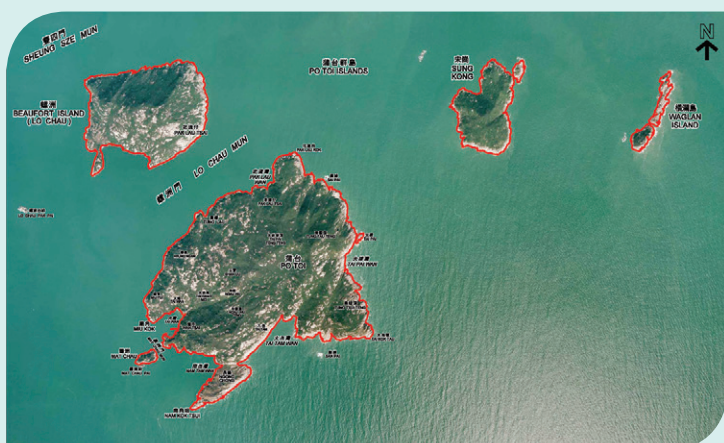


蒲台島的西南面
South-western Part of Po Toi Island

Preventing Haphazard and Uncontrolled Development

In late 2011, activities involving vegetation clearance and laying of concrete slabs were detected in some private lots in the south-western part of Po Toi. To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character of the islands, the Board took the initiative to prepare a DPA plan for Po Toi Islands which comprise a group of islands in the southernmost part of Hong Kong, and have a rural and natural setting with scientific importance and conservation value which is unique to Hong Kong. Rock

carvings on Po Toi are Declared Monuments of particular historic and cultural significance. Migratory birds, Romer's Tree Frog (*Liuixalus romeri*) and butterflies are the three scientific interests contributing to the ecological and conservation importance of Po Toi. It was necessary to prepare a DPA plan to cover the islands to provide interim planning guidance and control for future development and to enable enforcement action to be taken against unauthorised development and undesirable change of use to safeguard the area's character.



蒲台群島
Po Toi Islands



蒲台 (大灣) Po Toi (Tai Wan)

移除植物及
鋪設混凝土板
Vegetation Clearance
and Concrete Slabs

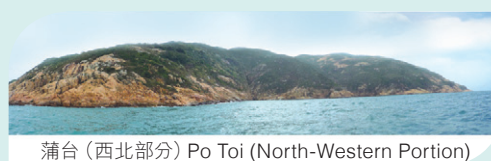


On 20 February 2012, under the power delegated by CE, the Secretary for Development (SDEV) directed the Board to prepare a draft DPA plan to cover Po Toi Islands. Owing to the urgency for establishing planning control under the DPA plan, apart from the “V” zone for the recognised village (Tai Wan Village) on Po Toi, the majority of the area covered by the DPA plan has been designated as “Unspecified Use” pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of the OZP. The draft Po Toi Islands DPA

Plan No. DPA/I-PTI/1 was exhibited for public inspection on 2 March 2012. After giving consideration to the 173 representations and 725 comments on 28 September 2012 in respect of the DPA, the Board decided not to propose any amendment to the DPA Plan. The draft DPA Plan was approved by CE in C on 12 March 2013 and was subsequently renumbered as DPA/I-PTI/2. On 22 November 2014, SDEV directed the Board to prepare an OZP to cover the Po Toi Islands area.



蒲台群島
Po Toi Islands





Part 3 Other Major Work

Increasing Land Supply

It is an established policy of the Government to supply land to meet Hong Kong's continued housing and other development needs through a number of sources. In recent years, with population growth, rising aspiration for a quality living environment and rapid economic development, the demand for land is strong. To ensure the sustainable development of Hong Kong, it is necessary to enhance our land supply and devise different options to build up a sufficiently large land reserve to meet Hong

Kong's social, environmental and economic needs. To this end, a number of studies have been commissioned to explore the feasibility of reclamation outside Victoria Harbour, rock cavern/underground space development, rehabilitation of quarry sites, expanding existing new towns, NDAs and land use reviews in the rural area, etc. Between 2012 and 2014, the Board was consulted on these studies and provided views on the relevant issues.



多管齊下的土地供應方法
A multi-pronged approach in land supply

第2階段公眾參與摘要
Stage 2 Public Engagement Digest

優化土地供應策略
維港以外填海及
發展岩洞

Enhancing Land Supply Strategy
RECLAMATION OUTSIDE VICTORIA HARBOUR and
ROCK CAVERN DEVELOPMENT

二零一三年三月 March 2013

第2階段公眾參與摘要
Stage 2 Public Engagement Digest

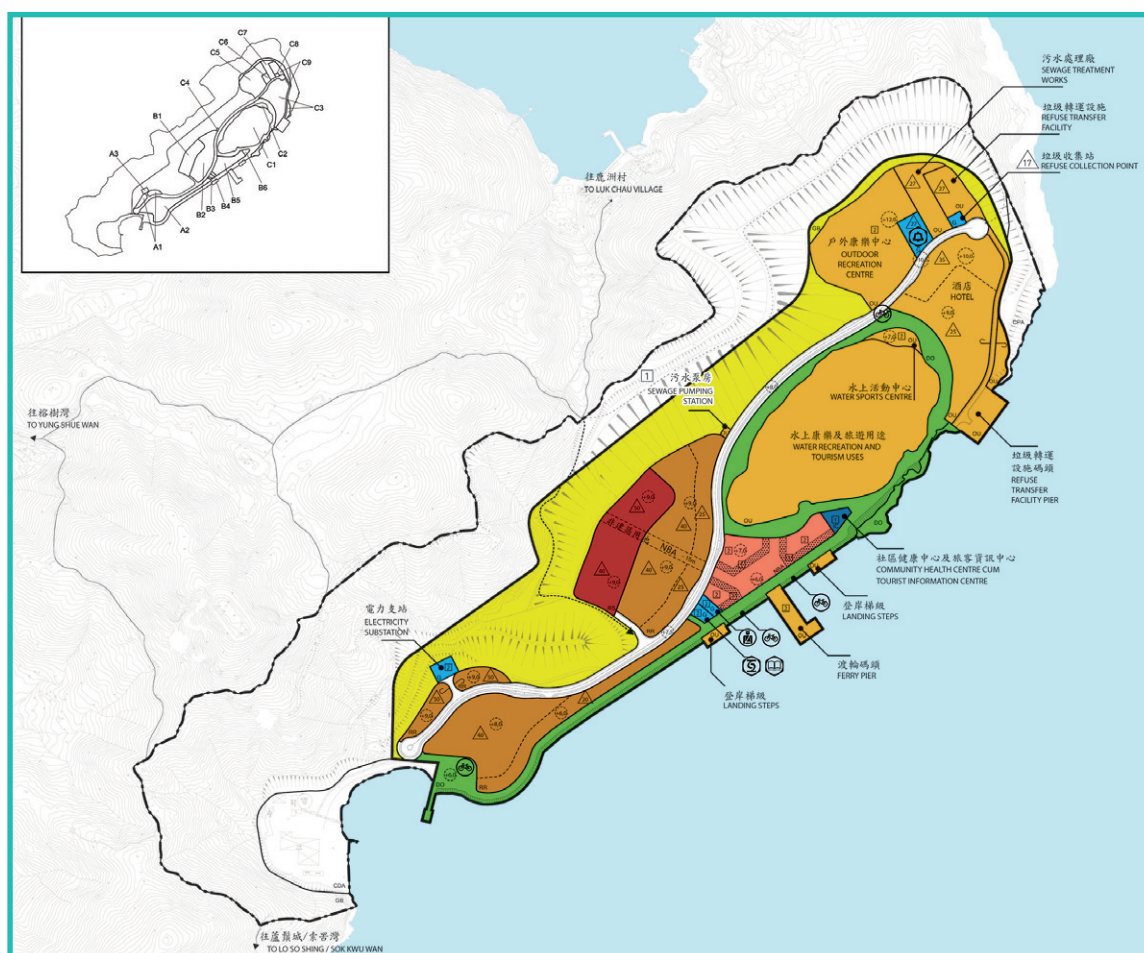
Enhancing Land Supply Strategy : Reclamation outside Victoria Harbour and Rock Cavern Development

In 2011, the Development Bureau, CEDD and PlanD jointly commissioned the study on Enhancing Land Supply Strategy to assess the feasibility of enhancing land supply through reclamation outside Victoria Harbour and rock cavern development. The Board was briefed on 26 April 2013 on the Stage 2 Public Engagement, the proposed land reserve concept, and the potential reclamation and rock cavern development sites. The five reclamation sites were at Lung Kwu Tan, Siu Ho Wan, Sunny Bay, Tsing Yi Southwest and Ma Liu Shui. Moreover, relocation of Diamond Hill Fresh Water and Salt Water Service Reservoirs, Sai Kung Sewage Treatment Works and Sham Tseng Sewage Treatment Works to caverns was also proposed. Members generally supported the provision of a land reserve and the multi-pronged

approach to increase land supply including reclamation outside Victoria Harbour and rock cavern development. The study was completed in 2014. The Board also noted that separate studies to examine the feasibility of the selected reclamation and rock cavern development sites would be carried out.

Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study

In January 2012, PlanD and CEDD commissioned the Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study to examine the future land use and explore the development potential of the Ex-Lamma Quarry site, including residential development and other compatible uses.



建議發展大綱草圖
Draft Recommended Outline Development Plan

On 14 December 2012, the Board was briefed on the initial land use options during the Stage 1 Community Engagement. Members provided views on the target population, the key objectives of land use options, the development impacts on the local character, planning concepts, provision of transport infrastructure, as well as implementation of the proposed development.

On 14 March 2014, the Board was briefed on the draft Recommended Outline Development Plan (RODP) for the site during the Stage 2 Community Engagement. The development potential of the site had been further optimized to provide additional housing and recreation uses to meet the long-term housing needs and to facilitate the creation of a “Tourism and Recreation Hub”, while confining development to the existing platforms without affecting the adjoining woodland and man-made lake. Members provided views on the planning concept, transport arrangement, impact on the fish culture zones, the provision of GIC facilities, tourism facilities and housing mix of the development. The study was scheduled for completion in mid-2016.



研究範圍
Study Area

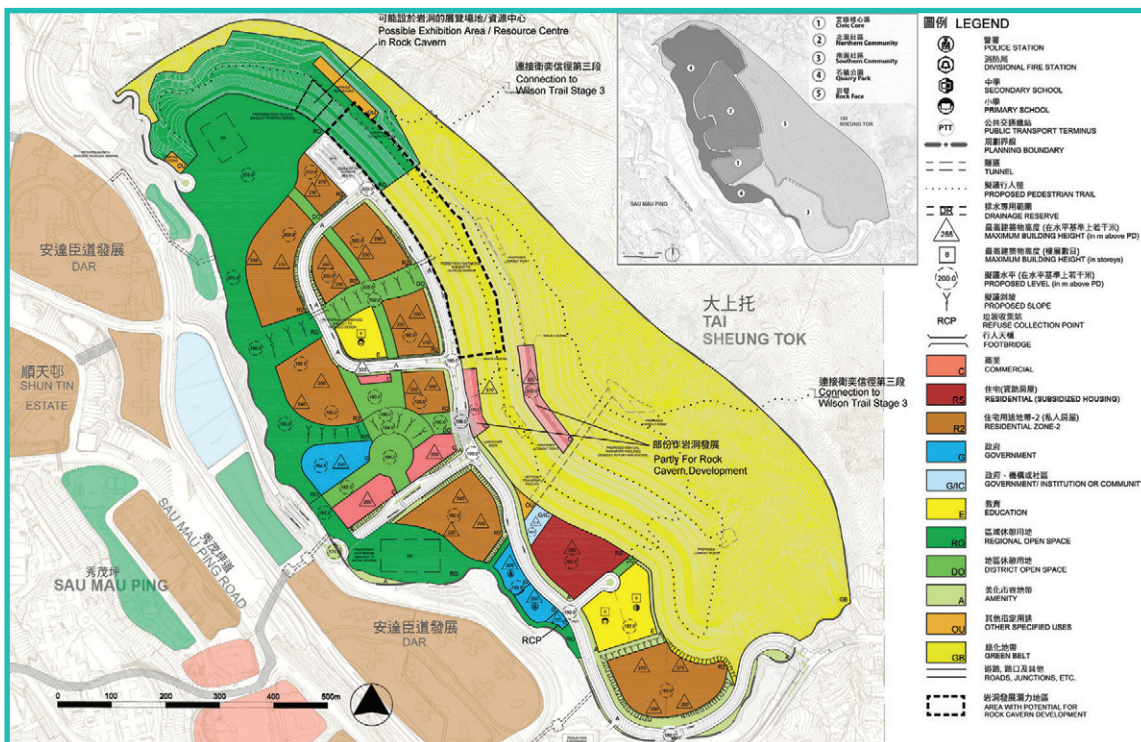


社區參與
Community Engagement

Planning Study on Future Land Use at Anderson Road Quarry – Feasibility Study

In January 2010, PlanD commissioned the Planning Study on Future Land Use at Anderson Road Quarry - Feasibility Study. The overall objective of the study is to examine the future land use and the potential of the Anderson Road Quarry site for residential and other uses after the completion of the rehabilitation works in 2016. The findings and recommendations of the study would serve as a reference for the revision of the relevant town plans to guide the future development of the site, as well as a basis for carrying out the engineering feasibility study.

On 13 July 2012, the Board was briefed on the draft RODP for the site during the Stage 2 Community Engagement of the study. Members provided views on the possible traffic and visual impacts of the proposed developments, the provision of commercial facilities for future residents, the proposed rock cavern developments and the future treatment of the rock face. A final RODP with a planned population of 25,000 and flat production of 9,410 was prepared and reported back to the Board on 8 March 2013. Members had no strong views on the RODP and provided specific comments on the possible visual impacts, the proposed traffic, transport and pedestrian connectivity measures, and the future treatment of the rock face. The study was completed in early 2014.



最終建議發展大綱圖
Final Recommended Outline Development Plan



安達臣道石礦場發展方案
Anderson Road Quarry Development Proposal

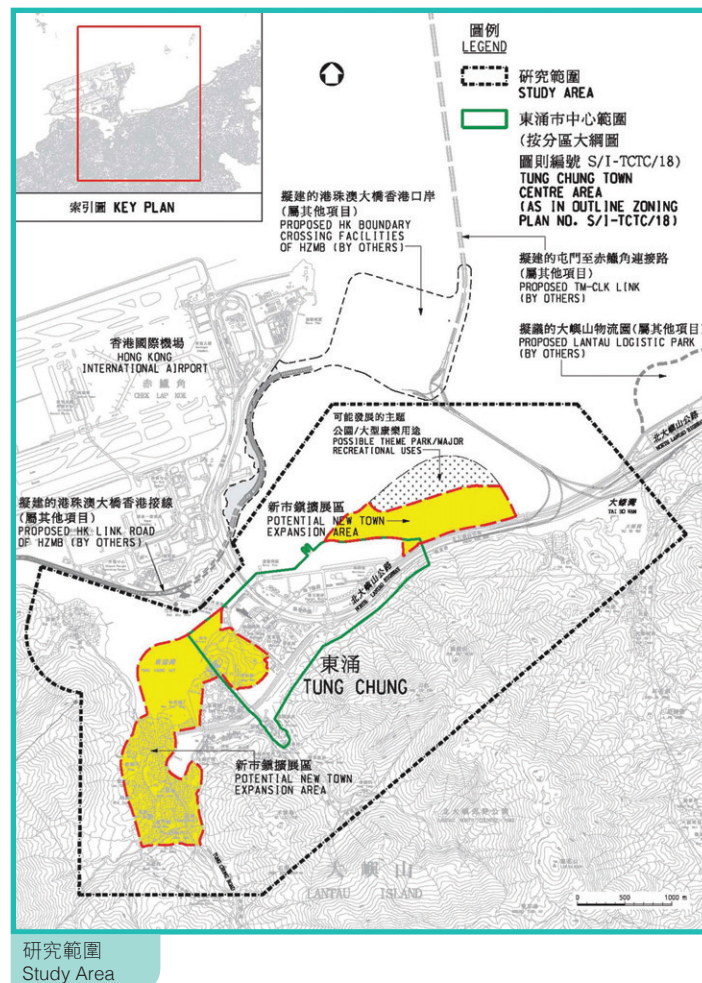
Planning and Engineering Study on the Remaining Development in Tung Chung – Feasibility Study

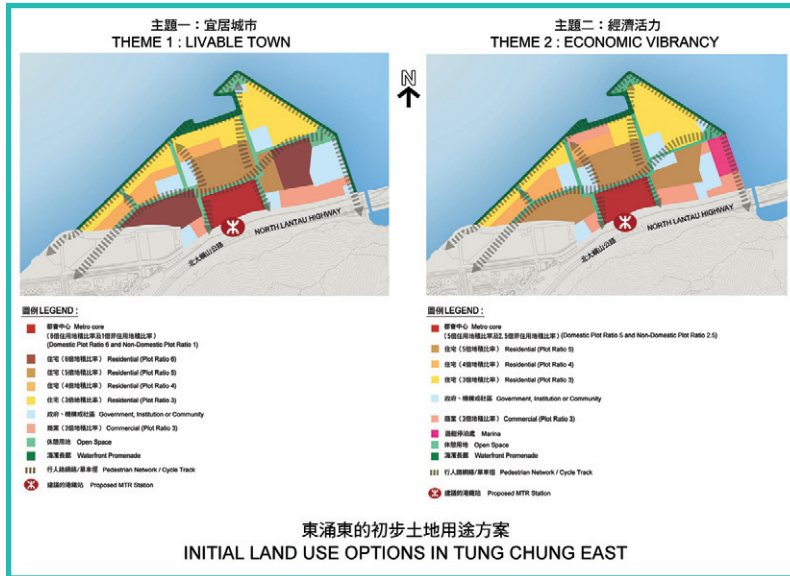
In January 2012, PlanD and CEDD jointly commissioned a study to identify the development potential and opportunities to extend Tung Chung into a distinct community which could help to meet housing, social, economic, environmental and local needs.

Members were briefed on the study on 22 June 2012 and 31 May 2013 respectively as part of the Stage 1 and Stage 2 Public Engagement of the study. During the first consultation briefing, Members provided comments on the provision of job opportunities, the transport networks within Tung Chung New Town, the need to assess the acceptability of placing ‘bad-neighbour’ uses, the optimal

planned population, and the need to reserve conservation areas from the NDAs. Members were briefed on the proposed development options for the Tung Chung New Town extension during the Stage 2 Public Engagement and generally supported the direction and approach of the study. Members also provided comments on the scale and development intensity for Tung Chung East and Tung Chung West.

On 19 September 2014, the Board was briefed on the draft RODP and Members provided comments on matters related to urban design, transportation, housing mix and balanced development of the proposed new town extension. The study was scheduled for completion in end-2015.

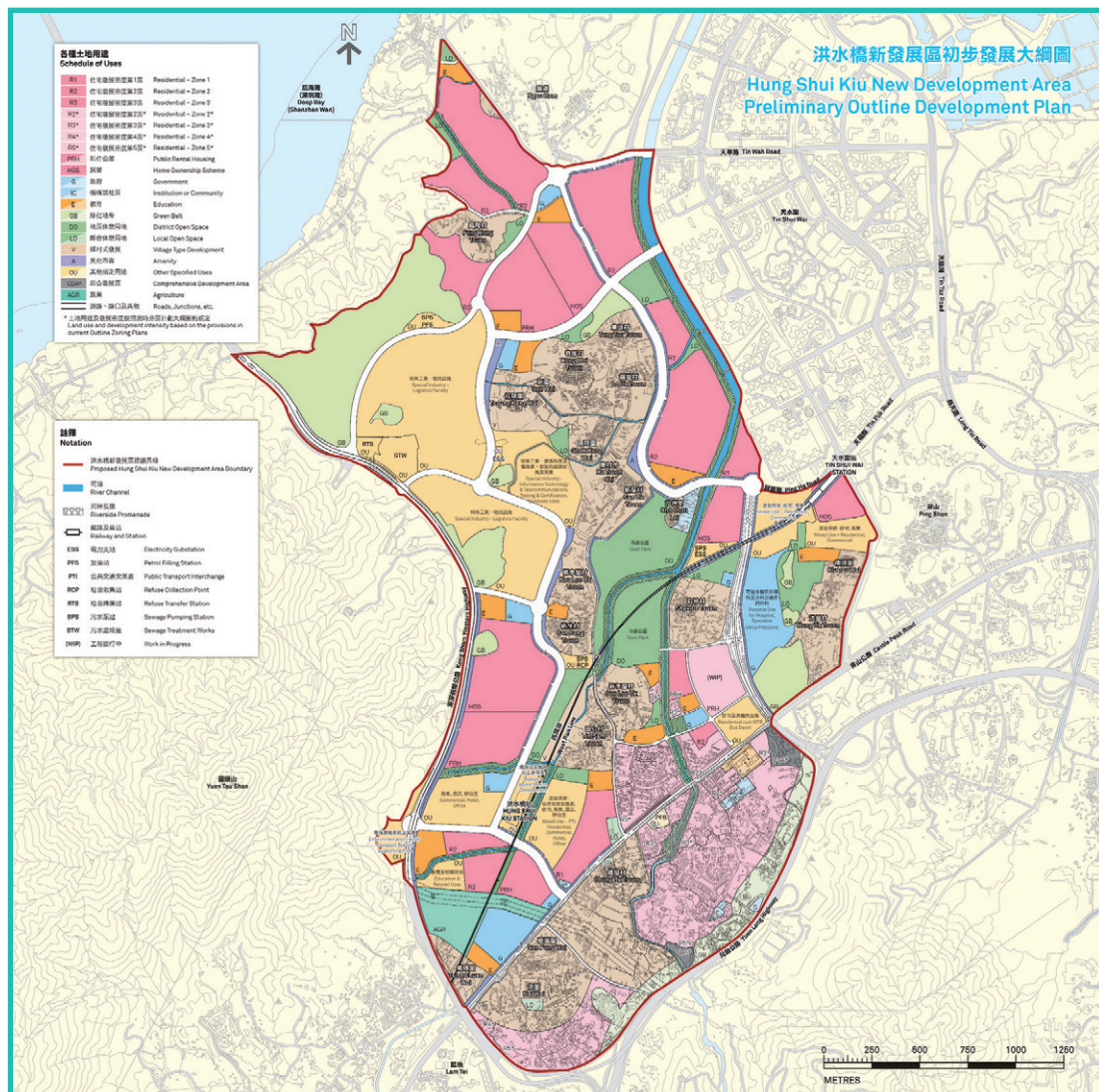




Hung Shui Kiu New Development Area Planning and Engineering Study

CEDD and PlanD jointly commissioned the ‘Hung Shui Kiu NDA Planning and Engineering Study’ in 2011 to formulate a feasible land use framework for developing the Hung Shui Kiu (HSK) NDA to meet Hong Kong’s housing and other land use needs in the long term. The Board was consulted on the Preliminary Outline Development Plan (PODP) on 26 July 2013. According to the PODP, the HSK NDA will provide about 60,000 new housing units to accommodate an additional population of about

175,000, and provide about 100,000 new employment opportunities. Members provided comments on the development concept, existing developments, the proposed town park, the strategic relationship of the area, rail and green infrastructure, and the implementation approach. Taking into account the public comments received in the community engagement exercises and the recommendations from various technical assessments, the RODP is being formulated and the next stage of community engagement exercise would commence after the finalisation of the RODP.





第二階段社區參與
Stage 2 Community Engagement



Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation

In November 2012, PlanD and CEDD jointly commissioned the Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation to examine the development potential of the degraded brownfield land in Yuen Long South for housing development and other uses, with supporting infrastructure and community facilities, and to improve the existing environment.

Members were briefed on the study on 26 April 2013 and 6 June 2014 respectively as part of the Stage 1 and Stage 2 Community Engagement of the study. During the Stage 1 Community Engagement, the Board was briefed on the constraints, opportunities, key issues and guiding

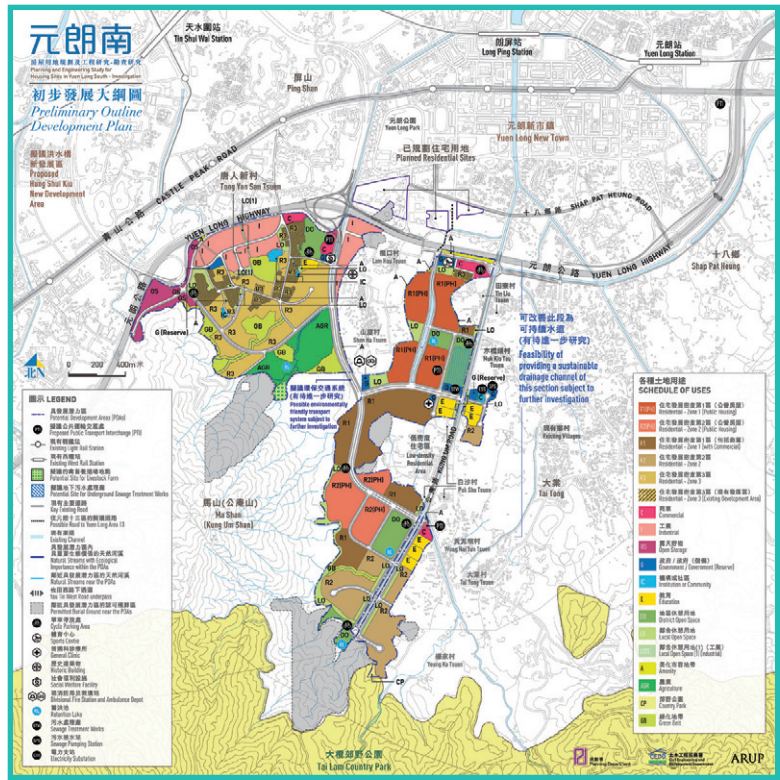
principles for the developments in Yuen Long South. Members provided views on the compliance with the ‘no net increase in pollution load to the Deep Bay’ requirement, formulation of a consultation strategy to engage the public and relevant stakeholders, and the concerns regarding the implementation mechanism including the reprovisioning of the affected open storage yards/rural workshops/warehouses. The Stage 2 Community Engagement was on the PODP. Members provided views on the capacity of the planned infrastructure for the proposed population, the relocation and implementation of the existing open storage and rural industrial uses, and the revitalisation of Yuen Long Nullah as a local character for consideration in the preparation of the draft RODP in the next stage of the study.



整體規劃及設計大綱
Overall Planning and Design Framework



元朗明渠
Yuen Long Nullah

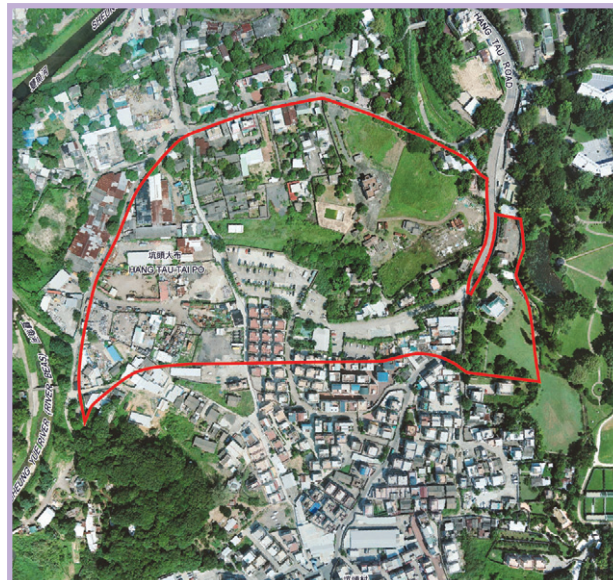


初步發展大綱圖
Preliminary Outline Development Plan

Land Use Review of the “Recreation” Zone in Hang Tau Tai Po, Kwu Tung South

The “REC” zone in Hang Tau Tai Po on the Kwu Tung South OZP No. S/NE-KTS/14 covers a total area of about 8.47 ha. The north-eastern portion of the “REC” zone (about 1.77 ha) was the subject of an approved application for amendment to OZP (No. Y/NE-KTS/5) from “REC” to “CDA” for a proposed residential development. In approving the application on 7 December 2012, the

RNTPC of the Board requested PlanD to carry out a land use review of the whole “REC” zone. The land use review was agreed by RNTPC on 23 May 2014. According to the land use review, it was proposed that the “REC” zone should be rezoned mainly to low-density and low-rise residential developments. The proposed amendment to the Kwu Tung South OZP upon finalization of the land use proposals would be submitted to the Board for consideration.



坑頭大布的「康樂」地帶
“Recreation” zone in Hang Tau Tai Po

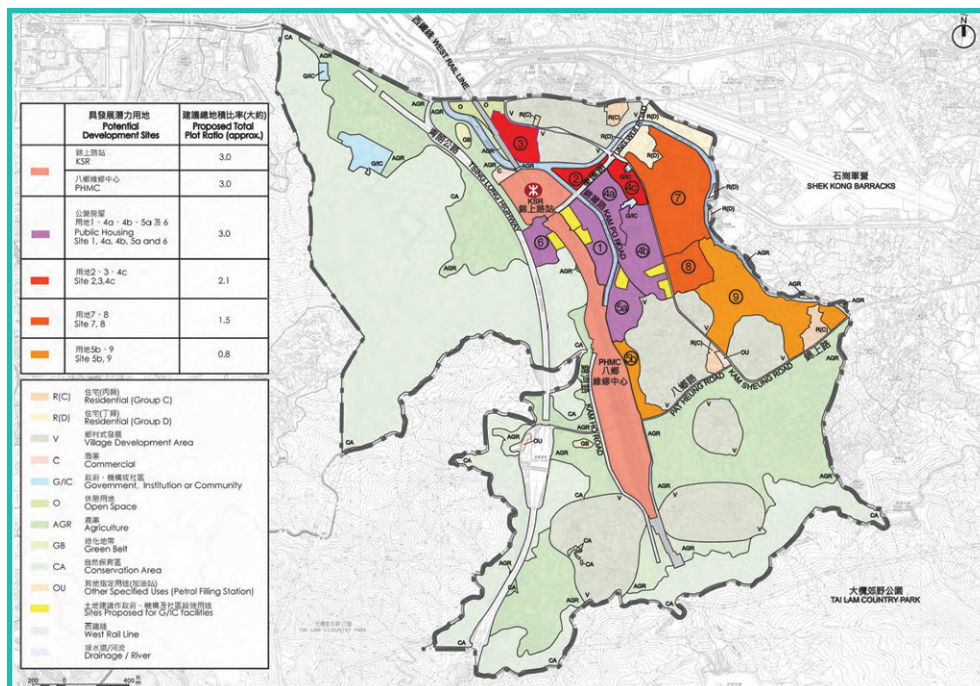
Land Use Review of Kam Tin South and Pat Heung

It was announced in the 2013 Policy Address that the Government would take forward the planning for residential development at the West Rail Kam Sheung Road Station and Pat Heung Maintenance Centre sites to provide about 8,700 flats. In addition, studies would be conducted for the adjoining areas to identify land for public and private housing developments.

In March 2014, PlanD completed a comprehensive land use review for Kam Tin South and Pat Heung area. A total of 14 potential sites had been identified for public and private housing developments. These potential development sites would provide a total of about 33,700

flats (including about 16,900 public housing units) for a population of about 92,800. These potential housing sites would be implemented by phases taking into account the infrastructural constraints.

The land use review was presented to the Board on 11 April 2014. Members provided views on various issues including the development intensity of the area; the employment opportunities to be generated from the proposed development; the interface issue of the high-density development and the existing villages; and the possibility of increasing facilities for the elderly. The proposed amendment to the Kam Tin South OZP based on the findings of the land use review would be submitted to the Board for consideration.



建議的土地用途大綱
Proposed Land Use Framework

Urban Renewal

On urban renewal, the Board was consulted on the Urban Renewal Plan (URP) for Kowloon City (KC) on 31 August 2012 and 31 May 2013. The Board also agreed the revised planning brief (PB) for the URA Staunton Street/Wing Lee Street Development Scheme and the development proposal for the Central Oasis.

Urban Renewal Plan for Kowloon City – People First Urban Renewal Approach

The Urban Renewal Strategy announced in February 2011 called for the adoption of a “People First, District-based, Public Participatory” approach at the urban renewal planning stage, and setting up of a District Urban Renewal Forum (DURF) in old urban districts to strengthen urban renewal planning at the district level.

The first pilot DURF was established in KC in June 2011 and was tasked to advise the Government on an URP for KC which has a large number of dilapidated buildings.



建議的九龍城市區更新計劃
Recommended Urban Renewal Plan for Kowloon City



九龍城現時街道環境
Existing Streetscape in Kowloon City



建議優化後的九龍城街道環境
Proposed Streetscape Enhancement in Kowloon City

The URP for KC consists of three major components, namely the Planning Study, the Social Impact Assessment and the Public Engagement. The objectives of the URP are to ascertain the area suitable for redevelopment and rehabilitation, and to recommend on preservation and revitalisation initiatives. For the purpose of formulating a community-based URP, a 2-stage Public Engagement Programme was undertaken in 2012 and 2013. The Stage 1 Public Engagement was held from August to September 2012 to identify potential affected stakeholders and solicit public views on the Preliminary Urban Renewal Proposals (PURPs).

The Board was consulted on the PURPs on 31 August 2012 and provided views on various aspects including

rehabilitation/revitalization versus redevelopment, preservation of local culture, provision of supporting infrastructure and facilities, etc.

The Stage 2 Public Engagement was conducted from May to June 2013 to solicit public views on the draft URP. The Board was consulted on the draft URP on 31 May 2013 and Members provided views on different aspects including the study approach, methodology of Public Engagement and the planning and redevelopment of specific areas.

The URP for KC was submitted to the Government in January 2014. The term of the KC DURF ended in May 2014.



「十三街」
"13 streets"



環字八街
Eight "Wan" Streets



獅子石道
Lion Rock Road



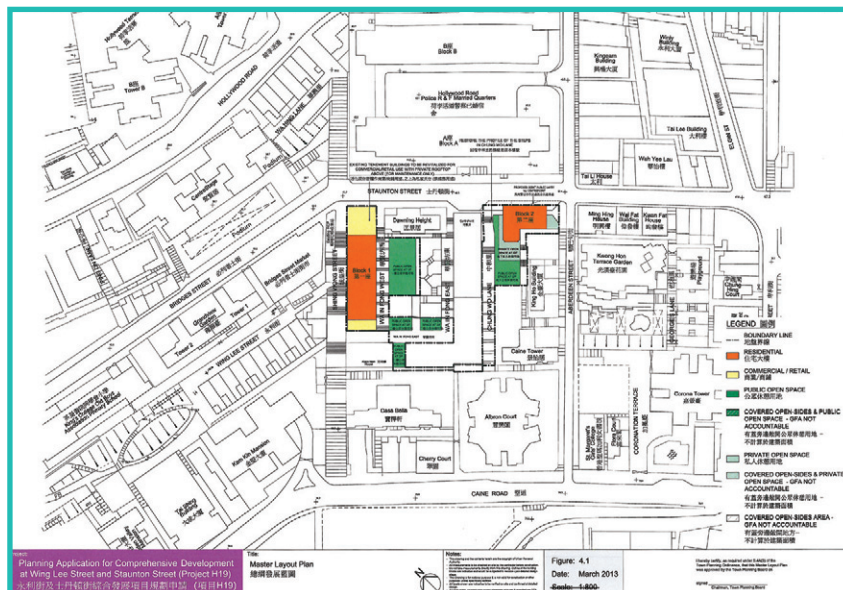
九龍城擴闊海濱長廊建議
Proposed Waterfront Promenade Widening in Kowloon City

URA Staunton Street/Wing Lee Street Development Scheme

The URA Staunton Street/Wing Lee Street Development Scheme comprises three sites, i.e. Sites A, B and C zoned “CDA” on the URA Staunton Street/Wing Lee Street Development Scheme Plan (DSP) No. S/H3/URA1/2. On 7 January 2011, the Board agreed that, with the intention to preserve the existing character and ambience of Wing Lee Street, Site A covering Wing Lee Street and the Bridges Street Market should be excised from the DSP. On 8 July 2011, the DSP, incorporating amendments mainly to excise Site A from the DSP, was exhibited under section 5 of the Ordinance. The DSP was subsequently approved by CE in C on 8 May 2012.

On 21 September 2012, the Board considered the revised PB which had taken into account the exclusion of Site A, the latest development proposal at Sites B and C, and reflected the latest planning consideration. It agreed that the PB was suitable for consultation with the Central & Western District Council (C&WDC). The Board considered the results of C&WDC’s consultation and endorsed the revised PB on 25 January 2013.

On 24 May 2013, the planning application (No. A/H3/413) for the development of two residential blocks at Sites B and C was approved with conditions by the Board. A total of 154 flats with commercial/retail uses at lower/ground floors and not less than 474m² public open space (POS) will be provided.



市建局士丹頓街 / 永利街發展計劃
The URA Staunton Street/Wing Lee Street Development Scheme

Central Market/Central Oasis

The Central Market is a Grade 3 historic building and the site is zoned “OU” annotated “Building with Historical & Architectural Interests Preserved for Commercial, Cultural and/or Community Uses” and subject to a maximum building height of 4 storeys and the provision of POS of not less than 1,000m² on the Central District OZP. Planning permission is required for any new development, or major addition, alteration and/or modification to, or any demolition of the façades and special architectural features of the building.

On 19 July 2013, the Board approved a planning application (No. A/H4/92) with conditions for proposed new additions to the building for cultural/leisure/recreational/food and beverage/retail uses/landscaped area/ancillary support and minor relaxation of building height restriction to revitalise the Central Market into a low-rise leisure landmark named ‘Central Oasis’. The development of ‘Central Oasis’ will be divided into two phases to maintain the operation of the public passageway at the second floor within the building connecting the Mid-levels Escalator and the elevated walkway networks at the harbourfront. A ‘Landscape Atrium’ with no permanent structures other than landscape and architectural features and an ‘Urban Floating Oasis’ to accommodate diversified cultural, recreational, leisure, food and beverage, and retail uses for public enjoyment, as well as to support another layer of POS were proposed.



中環街市
Central Market



擬議的「城中綠洲」
Proposed 'Central Oasis'

West Kowloon Cultural District Development

The West Kowloon Cultural District (WKCD) site originally fell within the planning scheme boundary of the South West Kowloon OZP. The WKCD submitted the WKCD Development Plan, covering the WKCD site, to the Board on 30 December 2011 for consideration under section 21 of the WKCD Ordinance. The key development parameters included the following:

- (a) a development area of about 40.91 ha, subject to an overall maximum PR of 1.81. The maximum GFA for the whole district is about 740,350m², with a maximum 20% of total GFA for residential use;
- (b) provision of not less than 23 hectares of POS, including 3 ha of piazza areas and a continuous waterfront promenade of not less than 20m in width;
- (c) a balanced development including arts and cultural facilities (about 35% to 40% of the total GFA); retail/dining/entertainment uses (about 15% to 20%); hotel/

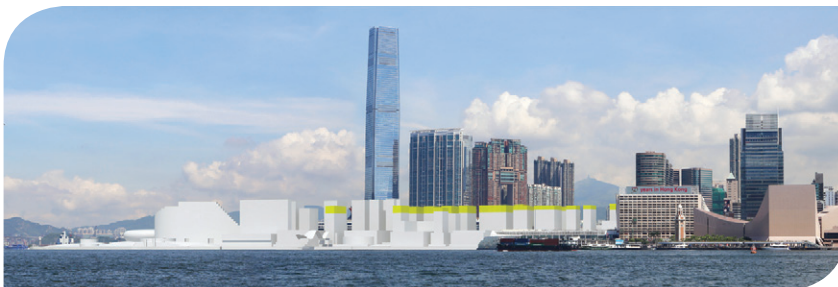
office uses (about 20% to 25%); residential uses (not more than 20%) and GIC uses (not less than 1%); and

- (d) developments within different land use zones are subject to building height restrictions, including one to three storeys for “O” zone, and a building height profile generally ranging from 30mPD to 100mPD for other land use zones.

On 9 March 2012, the Board agreed that the WKCD Development Plan was suitable for exhibition for public inspection. On 30 March 2012, WKCD Development Plan was exhibited for public inspection, and on the same day the WKCD site was excised from the South West Kowloon OZP. After giving consideration to the 10 representations and three comments in respect of the WKCD Development Plan on 28 September 2012, the Board decided not to propose any amendment to the Plan.



The draft WKCD Development Plan was approved by CE in C on 8 January 2013, and was renumbered as S/K20/WKCD/2.



On 14 November 2014, the Board approved a planning application (No. A/K20/121) for minor relaxation of GFA and building height restrictions for developments in WKCD. The approved scheme had a maximum total GFA of 851,400m² and a PR of 2.08. The building height restrictions within the height bands of 50mPD and 70mPD as stipulated on the WKCD Development Plan were relaxed by 7-14mPD, while the building height restrictions in front of Kowloon Station remained unchanged.



Outline Zoning Plan Amendments

Building Height and/or Plot Ratio Restrictions Review on Outline Zoning Plans

In order to provide better planning control, address the public aspiration for a better living environment and greater certainty in the statutory planning system, the OZPs have been progressively reviewed to stipulate, where appropriate, development restrictions to guide future development and redevelopment. Up to the end of 2011, the Board had reviewed 32 OZPs to incorporate building height and/or PR restrictions. Another three OZPs were reviewed in the period from 2012 to 2014. In determining the building height restrictions, the Board would generally take into account relevant considerations including urban design, local topography and characteristics, air ventilation, and the need to balance the public interests and private development right.

Kwai Chung Outline Zoning Plan

Kwai Chung comprises a mix of residential, commercial, industrial uses as well as major territorial facilities such as the container port. In order to prevent out-of-context buildings in the area, the Kwai Chung OZP No. S/KC/26 was exhibited on 20 April 2012 mainly to incorporate building height restrictions for various development zones not yet subject to such restriction.

The building height concept for Kwai Chung aimed at exemplifying the valley-like terrain of the area while preserving the backdrop of Golden Hill, with higher building height bands near the MTR stations while lower building height bands along the waterfront area. The Kwai Chung Container Terminals at the gateway of breezeway and adjacent to the visual corridor of Rambler Channel were subject to building height restrictions ranging from 25mPD to 110mPD to reflect their existing building heights.

After giving consideration to the 13 representations and 1,925 comments on 12 and 26 October 2012 in respect of the OZP, the Board decided not to propose any amendment to the OZP to meet seven of the representations and to defer consideration of the remaining representations related the building height restriction imposed on the Kwai Chung Container Terminals. PlanD was requested to liaise with the representers regarding their future expansion proposals and to assess the cumulative impact of the proposals for further consideration of the representations by the Board. In April 2015, the Board further considered these remaining representations and agreed to propose amendments to the OZP.

Tsuen Wan Outline Zoning Plan

Tsuen Wan is one of the oldest new towns comprising a mix of land uses with high-rise developments clustering above and around the MTR Tsuen Wan and Tsuen Wan West Stations. In order to prevent the proliferation of out-of context high-rise buildings in the area, the draft Tsuen Wan OZP No. S/TW/29 incorporating amendments mainly to impose building height restrictions for various development zones was exhibited on 24 February 2012.

A building height profile was adopted with descending building heights from the high-rise developments around the twin town nodes at the MTR stations towards the surrounding areas. The lower building height profile in the industrial areas at the urban fringe and the old town centre was maintained to enhance air ventilation. Beyond the town centre, stepped height concept with descending building heights from Tso Kung Tam to the village type developments in Fu Yung Shan was adopted.

After giving consideration to the seven representations and 620 comments on 14 September 2012 in respect of the OZP, the Board decided to revise the maximum building height for part of the "G/IC" zone covering the site of Chuen Yuen Church at Tai Uk Street to meet one of the representations. No further representation was received. The OZP was subsequently amended once to rezone a site at Yeung Uk Road for residential cum commercial uses. On 7 January 2014, CE in C approved the draft OZP which was renumbered as S/TW/31.

Chai Wan Outline Zoning Plan

The Chai Wan area is predominantly residential with industrial and business developments concentrated to the west of the MTR Chai Wan Station and in the Chai Wan East area. The draft Chai Wan OZP No. S/H20/20 incorporating amendments mainly to impose building height restrictions for various development zones and PR restrictions for the "I" and "OU" annotated "Business" ("OU(B)") zones was exhibited for public inspection on 20 January 2012.

A building height profile ranging from 70mPD to 140mPD for most of Chai Wan and 160mPD to 210mPD for the hill-slope areas was adopted.

After giving consideration to the 284 representations and one comment in respect of the OZP, the Board decided on 27 July 2012 not to propose any amendment to the OZP. On 5 February 2013, CE in C approved the draft Chai Wan OZP which was renumbered as S/H20/21.

Other Amendment

Central District (Extension) Outline Zoning Plan

The location of the Central Military Dock (CMD) was shown on the Central District (Extension) OZP when the plan was first approved in 2000. As the detailed design and delineation of the CMD were later confirmed and the construction works were reaching their final stages, on 15 February 2013, the draft Central District (Extension) OZP was exhibited for public inspection under section 7 of the Ordinance to reflect the final delineation and the land use of the CMD on the OZP by rezoning of CMD from "O" to "OU" annotated "Military Use (1)" ("OU(MU)1"). A total of 9,812 representations and 9,228 comments were received. Vast majority of the representations and comments received were against the amendments, mainly on the grounds of no justification for the proposed change of zoning, no need for the CMD on the Central harbourfront, adverse impact for people enjoying the continuous harbourfront, the possible law enforcement issues and insufficient consultation.

In view of the vast number of representations and comments received, the Board conducted a special meeting with 18 sessions held from November 2013 to February 2014 to consider the representations and comments and adopted special meeting arrangements, such as allotting a 10-minute speaking time to each presenter/commenter. During the hearing sessions, the Board noted that CMD was needed by the Garrison for defence purpose. The Garrison had agreed to open it to the public as a part of the promenade when it was not in military use. The "OU(MU)1" zoning was considered appropriate to reflect the planning intention and the primary use of the site. After giving consideration to the representations and comments in respect of the OZP, the Board decided on 14 February 2014 not to propose any amendment to the OZP.

Town Planning Board Guidelines

From 2012 to 2014, the Board promulgated four revised sets of Town Planning Board Guidelines. The sets of guidelines in force remains as 32.

Revised Town Planning Board Guidelines on Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)

The revised set of Guidelines was promulgated on 16 May 2014 to include Hoo Hok Wai in the Wetland Conservation Area so as to provide guidance for consideration of applications for different uses and developments within the area. A new paragraph has been added and Figure A and Appendix A have been revised to justify and show the new boundaries of the Wetland Conservation Area and the Wetland Buffer Area; and to specify that the exemption of two uses ('Government Refuse Collection Point' and 'Public Utility Installation') from Ecological Impact Assessment does not apply to the "OU" annotated "Eco-lodge" zone.

Revised Town Planning Board Guidelines on Publication of Applications for Amendment of Plan, Planning Permission and Review and Submission of Comments on Various Applications (TPB PG-No. 30A)

The revised set of Guidelines was promulgated on 2 May 2014 to reflect a streamlined practice of not sending acknowledgement and notification letters to the commenters on all sections 12A and 16 applications in order to save resources and be environmentally friendly. A new statement advising that information regarding the arrangements on consideration of planning application at the appropriate location of the Board's website has been added to the revised guidelines.

Revised Town Planning Board Guidelines on 'Owner's Consent/Notification' Requirements under Sections 12A and 16 (TPB PG-No. 31A)

The revised set of Guidelines was promulgated on 2 May 2014 to specify the requirement on sending request for consent or notice of application to the postal address of the current land owner or relevant parties to fulfill the 'owner's notification' or 'reasonable steps' requirements. A footnote has been added to the revised guidelines specifying that sending written notification to non-postal address is not normally accepted unless successful delivery is proved by advice of receipt.

Revised Town Planning Board Guidelines on Extension of Time for Commencement of Development (TPB PG-No. 35C)

The revised set of Guidelines was promulgated on 16 May 2014 to avoid the criterion on commencement of development from creating unnecessary hurdles for development. The revised set of Guidelines has specified the new criterion on commencement of development for URA development schemes that they could be considered as commenced upon the approval of the resumption application. Also, government projects are considered commenced upon the approval of necessary funding for the detailed design/construction works; and a longer validity period of more than 4 years could be considered for large-scale comprehensive development schemes.



Appendices

Appendix 1 : Plan Preparation

List of New Statutory Plans Published from 2012 to 2014

圖則名稱	Name of Plan	圖則編號 Plan No.	展示日期 Exhibition Date
都會區 METRO AREA			
西九文化區發展圖則	West Kowloon Cultural District Development Plan	S/K20/WKCD/1	30/3/2012
新市鎮及鄉郊地區 NEW TOWN AND RURAL AREAS			
蒲台群島發展審批地區圖	Po Toi Islands Development Permission Area Plan	DPA/I-PTI/1	2/3/2012
榕樹澳發展審批地區圖	Yung Shue O Development Permission Area Plan	DPA/NE-YSO/1	4/5/2012
赤徑發展審批地區圖	Chek Keng Development Permission Area Plan	DPA/NE-CK/1	4/5/2012
二澳發展審批地區圖	Yi O Development Permission Area Plan	DPA/I-YO/1	23/11/2012
白沙澳發展審批地區圖	Pak Sha O Development Permission Area Plan	DPA/NE-PSO/1	7/12/2012
谷埔、鳳坑及榕樹凹發展審批地區圖	Kuk Po, Fung Hang and Yung Shue Au Development Permission Area Plan	DPA/NE-KP/1	8/3/2013
大澳邊緣分區計劃大綱圖	Tai O Fringe Outline Zoning Plan	S/I-TOF/1	24/5/2013

圖則名稱	Name of Plan	圖則編號 Plan No.	展示日期 Exhibition Date
新市鎮及鄉郊地區 NEW TOWN AND RURAL AREAS			
馬草壟及蠔殼圍分區計劃大綱圖	Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan	S/NE-MTL/1	19/7/2013
文錦渡分區計劃大綱圖	Man Kam To Outline Zoning Plan	S/NE-MKT/1	19/7/2013
打鼓嶺北分區計劃大綱圖	Ta Kwu Ling North Outline Zoning Plan	S/NE-TKLN/1	19/7/2013
蓮麻坑分區計劃大綱圖	Lin Ma Hang Outline Zoning Plan	S/NE-LMH/1	19/7/2013
沙頭角分區計劃大綱圖	Sha Tau Kok Outline Zoning Plan	S/NE-STK/1	19/7/2013
大灘、屋頭、高塘及高塘下洋發展審批地區圖	Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan	DPA/NE-TT/1	8/11/2013
田夫仔分區計劃大綱圖	Tin Fu Tsai Outline Zoning Plan	S/TM-TFT/1	20/12/2013
川龍及下花山發展審批地區圖	Chuen Lung and Ha Fa Shan Development Permission Area Plan	DPA/TW-CLHFS/1	20/12/2013
粉嶺北分區計劃大綱圖	Fanling North Outline Zoning Plan	S/FLN/1	20/12/2013
古洞北分區計劃大綱圖	Kwu Tung North Outline Zoning Plan	S/KTN/1	20/12/2013
土瓜坪及北潭凹分區計劃大綱圖	To Kwa Peng and Pak Tam Au Outline Zoning Plan	S/NE-TKP/1	3/1/2014
嶂上發展審批地區圖	Cheung Sheung Development Permission Area Plan	DPA/NE-CS/1	21/3/2014
大埔滘發展審批地區圖	Tai Po Kau Development Permission Area Plan	DPA/NE-TPK/1	21/3/2014
平洲發展審批地區圖	Ping Chau Development Permission Area Plan	DPA/NE-PC/1	28/3/2014
大蠔發展審批地區圖	Tai Ho Development Permission Area Plan	DPA/I-TH/1	28/3/2014
大澳市中心地區分區計劃大綱圖	Tai O Town Centre Area Outline Zoning Plan	S/I-TOTC/1	25/7/2014
東丫及北丫分區計劃大綱圖	Tung A and Pak A Outline Zoning Plan	S/SK-TA/1	8/8/2014
茅坪分區計劃大綱圖	Mau Ping Outline Zoning Plan	S/ST-MP/1	22/8/2014
高流灣分區計劃大綱圖	Ko Lau Wan Outline Zoning Plan	S/NE-KLW/1	22/8/2014
荔枝窩、小灘及三桠村分區計劃大綱圖	Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan	S/NE-LCW/1	22/8/2014
鹽田仔及馬屎洲分區計劃大綱圖	Yim Tin Tsai and Ma Shi Chau Outline Zoning Plan	S/NE-YTT/1	22/8/2014
鹿湖及羗山分區計劃大綱圖	Luk Wu and Keung Shan Outline Zoning Plan	S/I-LWKS/1	22/8/2014
新法定圖則總數： Total No. of New Statutory Plans :			6 (2012) 12 (2013) 12 (2014)

A List of Statutory Plans as at 31 December 2014

Approved Outline Zoning Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	核准日期 Approval Date
都會區 METRO AREA			
西營盤及上環	Sai Ying Pun & Sheung Wan	S/H3/29	10/9/2013
中區	Central District	S/H4/14	9/4/2013
黃泥涌	Wong Nai Chung	S/H7/17	8/7/2014
北角	North Point	S/H8/24	30/11/2010
薄扶林	Pok Fu Lam	S/H10/15	1/2/2005
半山區西部	Mid-levels West	S/H11/15	2/3/2010
半山區東部	Mid-levels East	S/H12/12	6/7/2010
渣甸山及黃泥涌峽	Jardine's Lookout & Wong Nai Chung Gap	S/H13/12	2/10/2007
山頂區	The Peak Area	S/H14/11	3/5/2011
香港仔及鴨脷洲	Aberdeen & Ap Lei Chau	S/H15/29	11/3/2014
壽臣山及淺水灣	Shouson Hill & Repulse Bay	S/H17/13	5/11/2013
大潭及石澳	Tai Tam & Shek O	S/H18/10	6/5/2008
赤柱	Stanley	S/H19/10	1/2/2005
柴灣	Chai Wan	S/H20/21	5/2/2013
鯗魚涌	Quarry Bay	S/H21/28	6/7/2010
灣仔北	Wan Chai North	S/H25/4	18/2/2014
尖沙咀	Tsim Sha Tsui	S/K1/28	3/12/2013
長沙灣	Cheung Sha Wan	S/K5/35	17/12/2013
橫頭磡及東頭	Wang Tau Hom and Tung Tau	S/K8/21	4/10/2011
紅磡	Hung Hom	S/K9/24	5/10/2010
馬頭角	Ma Tau Kok	S/K10/20	4/11/2008
牛池灣	Ngau Chi Wan	S/K12/16	2/11/2004
觀塘北部	Kwun Tong (North)	S/K14N/13	6/7/2010
荔枝角	Lai Chi Kok	S/K16/16	8/10/2013
西南九龍	South West Kowloon	S/K20/30	23/9/2014
啓德	Kai Tak	S/K22/4	4/9/2012
昂船洲	Stonecutters Island	S/SC/10	5/7/2011

圖則名稱	Name of Plan	圖則編號 Plan No.	核准日期 Approval Date
都會區 METRO AREA			
荃灣	Tsuen Wan	S/TW/31	7/1/2014
荃灣西	Tsuen Wan West	S/TWW/19	4/12/2012
新市鎮及鄉郊地區 NEW TOWN AND RURAL AREAS			
赤蠟角	Chek Lap Kok	S/I-CLK/12	18/10/2011
愉景灣	Discovery Bay	S/I-DB/4	1/2/2005
梅窩邊緣	Mui Wo Fringe	S/I-MWF/10	2/9/2014
馬灣	Ma Wan	S/I-MWI/14	2/6/2009
大嶼山東北部	North-East Lantau	S/I-NEL/12	8/11/2005
昂坪	Ngong Ping	S/I-NP/6	12/9/2006
坪洲	Peng Chau	S/I-PC/12	3/12/2013
石鼓洲	Shek Kwu Chau	S/I-SKC/2	13/3/2012
大澳邊緣	Tai O Fringe	S/I-TOF/2	23/9/2014
馬鞍山	Ma On Shan	S/MOS/20	2/12/2014
鶴藪	Hok Tau	S/NE-HT/5	17/10/2006
九龍坑	Kau Lung Hang	S/NE-KLH/11	17/10/2006
古洞南	Kwu Tung South	S/NE-KTS/14	7/1/2014
鹿頸及禾坑	Luk Keng and Wo Hang	S/NE-LK/11	17/10/2006
蓮麻坑	Lin Ma Hang	S/NE-LMH/2	3/6/2014
林村	Lam Tsuen	S/NE-LT/11	31/10/2006
文錦渡	Man Kam To	S/NE-MKT/2	3/6/2014
萬屋邊	Man Uk Pin	S/NE-MUP/11	17/10/2006
丙崗	Ping Kong	S/NE-PK/11	17/10/2006
深涌	Sham Chung	S/NE-SC/3	30/11/2010
沙羅洞	Sha Lo Tung	S/NE-SLT/4	1/2/2005
沙頭角	Sha Tau Kok	S/NE-STK/2	3/6/2014
汀角	Ting Kok	S/NE-TK/17	5/7/2011
坪輦及打鼓嶺	Ping Che and Ta Kwu Ling	S/NE-TKL/14	2/2/2010
禾徑山	Wo Keng Shan	S/NE-WKS/10	6/10/2009
烏蛟騰	Wu Kau Tang	S/NE-WKT/6	2/11/2004
白石角(東部)	Pak Shek Kok (East)	S/PSK/13	2/12/2014
清水灣半島北	Clear Water Bay Peninsula North	S/SK-CWBN/6	3/12/2013

圖則名稱	Name of Plan	圖則編號 Plan No.	核准日期 Approval Date
新市鎮及鄉郊地區 NEW TOWN AND RURAL AREAS			
清水灣半島南	Clear Water Bay Peninsula South	S/SK-CWBS/2	30/5/2006
蠔涌	Ho Chung	S/SK-HC/11	11/3/2014
白沙灣	Hebe Haven	S/SK-HH/6	14/3/2006
北港及沙角尾	Pak Kong & Sha Kok Mei	S/SK-PK/11	17/10/2006
西貢市	Sai Kung Town	S/SK-SKT/6	4/6/2013
井欄樹	Tseng Lan Shue	S/SK-TLS/8	14/3/2006
大浪灣	Tai Long Wan	S/SK-TLW/5	7/2/2006
大網仔及斬竹灣	Tai Mong Tsai and Tsam Chuk Wan	S/SK-TMT/4	11/3/2008
大嶼山南岸	South Lantau Coast	S/SLC/19	2/9/2014
沙田	Sha Tin	S/ST/30	2/9/2014
觀音山及花心坑	Kwun Yam Shan and Fa Sam Hang	S/ST-KYS/11	17/10/2006
將軍澳	Tseung Kwan O	S/TKO/20	17/4/2012
掃管笏	So Kwun Wat	S/TM-SKW/11	12/4/2011
田夫仔	Tin Fu Tsai	S/TM-TFT/2	4/11/2014
天水圍	Tin Shui Wai	S/TSW/12	15/7/2008
元朗	Yuen Long	S/YL/21	6/12/2011
廈村	Ha Tsuen	S/YL-HT/10	13/1/2009
錦田北	Kam Tin North	S/YL-KTN/9	2/12/2014
錦田南	Kam Tin South	S/YL-KTS/11	26/6/2007
流浮山及尖鼻咀	Lau Fau Shan and Tsim Bei Tsui	S/YL-LFS/7	1/2/2005
米埔及錦綉花園	Mai Po and Fairview Park	S/YL-MP/6	1/2/2005
南生圍	Nam Sang Wai	S/YL-NSW/8	17/10/2006
牛潭尾	Ngau Tam Mei	S/YL-NTM/12	5/12/2006
八鄉	Pat Heung	S/YL-PH/11	17/10/2006
上白泥及下白泥	Sheung Pak Nai and Ha Pak Nai	S/YL-PN/9	17/10/2006
石崗	Shek Kong	S/YL-SK/9	17/10/2006
新田	San Tin	S/YL-ST/8	5/12/2006
大棠	Tai Tong	S/YL-TT/16	13/3/2012
唐人新村	Tong Yan San Tsuen	S/YL-TYST/10	7/2/2006

Draft Outline Zoning Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	展示日期 Exhibition Date
都會區 METRO AREA			
堅尼地城及摩星嶺	Kennedy Town & Mount Davis	S/H1/19	30/6/2011
灣仔	Wan Chai	S/H5/27	3/8/2012
銅鑼灣	Causeway Bay	S/H6/15	17/9/2010
筲箕灣	Shau Kei Wan	S/H9/17	31/10/2014
中區 (擴展部分)	Central District (Extension)	S/H24/8	15/2/2013
油麻地	Yau Ma Tei	S/K2/22	16/5/2014
旺角	Mong Kok	S/K3/30	31/5/2013
石硤尾	Shek Kip Mei	S/K4/28	18/7/2014
何文田	Ho Man Tin	S/K7/23	14/11/2014
慈雲山、鑽石山及新蒲崗	Tsz Wan Shan, Diamond Hill and San Po Kong	S/K11/26	30/5/2014
牛頭角及九龍灣	Ngau Tau Kok and Kowloon Bay	S/K13/28	11/4/2014
觀塘南部	Kwun Tong (South)	S/K14S/19	18/7/2014
茶果嶺、油塘、鯉魚門	Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/22	19/12/2014
九龍塘	Kowloon Tong	S/K18/18	20/12/2013
葵涌	Kwai Chung	S/KC/28	13/6/2014
新市鎮及鄉郊地區 NEW TOWN AND RURAL AREAS			
粉嶺北	Fanling North	S/FLN/1	20/12/2013
粉嶺 / 上水	Fanling / Sheung Shui	S/FSS/19	20/12/2013
長洲	Cheung Chau	S/I-CC/6	11/4/2014
南丫島	Lamma Island	S/I-LI/10	11/4/2014
鹿湖及羌山	Luk Wu and Keung Shan	S/I-LWKS/1	22/8/2014
東涌市中心地區	Tung Chung Town Centre Area	S/I-TCTC/19	17/10/2014
大澳市中心地區	Tai O Town Centre Area	S/I-TOTC/1	25/7/2014
古洞北	Kwu Tung North	S/KTN/1	20/12/2013
虎地坳及沙嶺	Fu Tei Au and Sha Ling	S/NE-FTA/13	20/12/2013
海下	Hoi Ha	S/NE-HH/1	27/9/2013
恐龍坑	Hung Lung Hang	S/NE-HLH/8	20/12/2013
高流灣	Ko Lau Wan	S/NE-KLW/1	22/8/2014
荔枝窩、小灘及三桠村	Lai Chi Wo, Siu Tan and Sam A Tsuen	S/NE-LCW/1	22/8/2014

圖則名稱	Name of Plan	圖則編號 Plan No.	展示日期 Exhibition Date
新市鎮及鄉郊地區 NEW TOWN AND RURAL AREAS			
龍躍頭及軍地南	Lung Yeuk Tau and Kwan Tei South	S/NE-LYT/15	16/3/2012
馬草壟及蠔殼圍	Ma Tso Lung and Hoo Hok Wai	S/NE-MTL/2	20/12/2013
鎖羅盆	So Lo Pun	S/NE-SLP/1	27/9/2013
十四鄉	Shap Sz Heung	S/NE-SSH/10	7/11/2014
打鼓嶺北	Ta Kwu Ling North	S/NE-TKLN/1	19/7/2013
土瓜坪及北潭凹	To Kwa Peng and Pak Tam Au	S/NE-TKP/1	3/1/2014
鹽田仔及馬屎洲	Yim Tin Tsai & Ma Shi Chau	S/NE-YTT/1	22/8/2014
白腊	Pak Lap	S/SK-PL/1	27/9/2013
東丫及北丫	Tung A and Pak A	S/SK-TA/1	8/8/2014
茅坪	Mau Ping	S/ST-MP/1	22/8/2014
屯門	Tuen Mun	S/TM/32	2/5/2014
藍地及奕園	Lam Tei and Yick Yuen	S/TM-LTY/7	12/12/2014
大埔	Tai Po	S/TP/25	11/4/2014
青衣	Tsing Yi	S/TY/25	13/6/2014
屏山	Ping Shan	S/YL-PS/15	31/10/2014
分區計劃大綱圖總數： Total No. of Outline Zoning Plans (OZPs) :			129

Approved Development Permission Area Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	核准日期 Approval Date
蒲台群島	Po Toi Islands	DPA/I-PTI/2	12/3/2013
赤徑	Chek Keng	DPA/NE-CK/2	30/4/2013
榕樹澳	Yung Shue O	DPA/NE-YSO/2	30/4/2013
二澳	Yi O	DPA/I-YO/2	8/10/2013
白沙澳	Pak Sha O	DPA/NE-PSO/2	7/1/2014
谷埔、鳳坑及榕樹凹	Kuk Po, Fung Hang and Yung Shue Au	DPA/NE-KP/2	11/3/2014
川龍及下花山	Chuen Lung and Ha Fa Shan	DPA/TW-CLHFS/2	23/9/2014
大灘、屋頭、高塘及高塘下洋	Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung	DPA/NE-TT/2	4/11/2014

Draft Development Permission Area Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	展示日期 Exhibition Date
嶂上	Cheung Sheung	DPA/NE-CS/1	21/3/2014
大埔滘	Tai Po Kau	DPA/NE-TPK/1	21/3/2014
平洲	Ping Chau	DPA/NE-PC/1	28/3/2014
大蠔	Tai Ho	DPA/I-TH/1	28/3/2014
發展審批地區圖總數： Total No. of Development Permission Area (DPA) Plans :			12

Approved Land Development Corporation Development Scheme Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	核准日期 Approval Date
卑利街 / 嘉咸街	Peel Street / Graham Street	S/H3/LDC4/2	9/11/1999
灣仔道 / 太原街	Wan Chai Road / Tai Yuen Street	S/H5/LDC1/2	24/9/1996
利東街與麥加力歌街	Lee Tung Street & McGregor Street	S/H5/LDC2/2	22/6/1999
莊士敦道	Johnston Road	S/H5/LDC3/2	14/9/1999
土地發展公司發展計劃核准圖總數： Total No. of Approved Land Development Corporation Development Scheme Plans (LDC DSPs) :			4

Approved Urban Renewal Authority Development Scheme Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	核准日期 Approval Date
士丹頓街 / 永利街	Staunton Street / Wing Lee Street	S/H3/URA1/4	8/5/2012
餘樂里 / 正街	Yu Lok Lane / Centre Street	S/H3/URA2/2	27/3/2007
茂蘿街 / 巴路士街	Mallory Street / Burrows Street	S/H5/URA1/2	30/5/2006
石水渠街 / 慶雲街 / 景星街	Stone Nullah Lane / Hing Wan Street / King Sing Street	S/H5/URA2/2	2/10/2007
晏架街 / 福全街	Anchor Street / Fuk Tsun Street	S/K3/URA1/2	30/6/2009
太子道西 / 園藝街	Prince Edward Road West / Yuen Ngai Street	S/K3/URA2/2	2/2/2010
上海街 / 亞皆老街	Shanghai Street / Argyle Street	S/K3/URA3/2	2/2/2010
荔枝角道 / 桂林街及醫局街	Lai Chi Kok Road / Kweilin Street and Yee Kuk Street	S/K5/URA1/2	20/6/2006
海壇街 / 桂林街及北河街	Hai Tan Street / Kweilin Street and Pei Ho Street	S/K5/URA2/2	3/6/2008
觀塘市中心 — 主地盤	Kwun Tong Town Centre — Main Site	S/K14S/URA1/2	15/7/2008
觀塘市中心 — 月華街地盤	Kwun Tong Town Centre — Yuet Wah Street Site	S/K14S/URA2/2	15/7/2008
市區重建局發展計劃核准圖總數： Total No. of Approved Urban Renewal Authority Development Scheme Plans (URA DSPs) :			11

Approved Development Plan (DPs)

圖則名稱	Name of Plan	圖則編號 Plan No.	核准日期 Approval Date
西九文化區	West Kowloon Cultural District	S/K20/WKCD/2	8/1/2013
核准發展圖則總數： Total No. of Approved Development Plan (DP):			1

Plans Exhibited from 2012 to 2014 under the Town Planning Ordinance

Plans exhibited under section 5 or 7 of the Town Planning Ordinance

Outline Zoning Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	展示日期 Exhibition Date
柴灣	Chai Wan	S/H20/20	20/1/2012
馬鞍山	Ma On Shan	S/MOS/17	24/2/2012
荃灣	Tsuen Wan	S/TW/29	24/2/2012
中區 (擴展部分)	Central District (Extension)	S/H24/7	16/3/2012
龍躍頭及軍地南	Lung Yeuk Tau and Kwan Tei South	S/NE-LYT/15	16/3/2012
觀塘南部	Kwun Tong (South)	S/K14S/17	23/3/2012
屯門	Tuen Mun	S/TM/29	23/3/2012
西南九龍	South West Kowloon	S/K20/27	30/3/2012
葵涌	Kwai Chung	S/KC/26	20/4/2012
灣仔	Wan Chai	S/H5/27	3/8/2012
西貢市	Sai Kung Town	S/SK-SKT/5	24/8/2012
屯門	Tuen Mun	S/TM/30	7/9/2012
西營盤及上環	Sai Ying Pun & Sheung Wan	S/H3/28	12/10/2012
沙田	Sha Tin	S/ST/27	26/10/2012
荔枝角	Lai Chi Kok	S/K16/15	28/12/2012
尖沙咀	Tsim Sha Tsui	S/K1/27	11/1/2013
古洞南	Kwu Tung South	S/NE-KTS/13	18/1/2013
白石角 (東部)	Pak Shek Kok (East)	S/PSK/10	18/1/2013
粉嶺 / 上水	Fanling / Sheung Shui	S/FSS/17	25/1/2013
中區 (擴展部分)	Central District (Extension)	S/H24/8	15/2/2013
九龍塘	Kowloon Tong	S/K18/17	15/2/2013
壽臣山及淺水灣	Shouson Hill & Repulse Bay	S/H17/12	22/3/2013
坪洲	Peng Chau	S/I-PC/11	22/3/2013
大嶼山南岸	South Lantau Coast	S/SLC/17	19/4/2013
長沙灣	Cheung Sha Wan	S/K5/34	19/4/2013
蠔涌	Ho Chung	S/SK-HC/10	10/5/2013

圖則名稱	Name of Plan	圖則編號 Plan No.	展示日期 Exhibition Date
清水灣半島北	Clear Water Bay Peninsula North	S/SK-CWBN/5	10/5/2013
荃灣	Tsuen Wan	S/TW/30	16/5/2013
大澳邊緣	Tai O Fringe	S/I-TOF/1	24/5/2013
灣仔北	Wan Chai North	S/H25/3	24/5/2013
旺角	Mong Kok	S/K3/30	31/5/2013
香港仔及鴨脷洲	Aberdeen & Ap Lei Chau	S/H15/28	12/7/2013
馬草壟及蠔殼圍	Ma Tso Lung and Hoo Hok Wai	S/NE-MTL/1	19/7/2013
文錦渡	Man Kam To	S/NE-MKT/1	19/7/2013
打鼓嶺北	Ta Kwu Ling North	S/NE-TKLN/1	19/7/2013
蓮麻坑	Lin Ma Hang	S/NE-LMH/1	19/7/2013
沙頭角	Sha Tau Kok	S/NE-STK/1	19/7/2013
茶果嶺、油塘、鯉魚門	Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/20	16/8/2013
白腊	Pak Lap	S/SK-PL/1	27/9/2013
海下	Hoi Ha	S/NE-HH/1	27/9/2013
鎖羅盆	So Lo Pun	S/NE-SLP/1	27/9/2013
梅窩邊緣	Mui Wo Fringe	S/I-MWF/9	18/10/2013
沙田	Sha Tin	S/ST/29	22/11/2013
大嶼山南岸	South Lantau Coast	S/SLC/18	29/11/2013
西南九龍	South West Kowloon	S/K20/29	13/12/2013
田夫仔	Tin Fu Tsai	S/TM-TFT/1	20/12/2013
粉嶺北	Fanling North	S/FLN/1	20/12/2013
古洞北	Kwu Tung North	S/KTN/1	20/12/2013
粉嶺 / 上水	Fanling / Sheung Shui	S/FSS/19	20/12/2013
九龍塘	Kowloon Tong	S/K18/18	20/12/2013
馬草壟及蠔殼圍	Ma Tso Lung and Hoo Hok Wai	S/NE-MTL/2	20/12/2013
虎地坳及沙嶺	Fu Tei Au and Sha Ling	S/NE-FTA/13	20/12/2013
恐龍坑	Hung Lung Hang	S/NE-HLH/8	20/12/2013
土瓜坪及北潭凹	To Kwa Peng and Pak Tam Au	S/NE-TKP/1	3/1/2014
馬鞍山	Ma On Shan	S/MOS/19	7/3/2014
白石角 (東部)	Pak Shek Kok (East)	S/PSK/12	7/3/2014
長洲	Cheung Chau	S/I-CC/6	11/4/2014
南丫島	Lamma Island	S/I-LI/10	11/4/2014

圖則名稱	Name of Plan	圖則編號 Plan No.	展示日期 Exhibition Date
牛頭角及九龍灣	Ngau Tau Kok and Kowloon Bay	S/K13/28	11/4/2014
大埔	Tai Po	S/TP/25	11/4/2014
屯門	Tuen Mun	S/TM/32	2/5/2014
錦田北	Kam Tin North	S/YL-KTN/8	9/5/2014
葵涌	Kwai Chung	S/KC/27	9/5/2014
油麻地	Yau Ma Tei	S/K2/22	16/5/2014
慈雲山、鑽石山及新蒲崗	Tsz Wan Shan, Diamond Hill and San Po Kong	S/K11/26	30/5/2014
葵涌	Kwai Chung	S/KC/28	13/6/2014
青衣	Tsing Yi	S/TY/25	13/6/2014
觀塘南部	Kwun Tong (South)	S/K14S/19	18/7/2014
石硤尾	Shek Kip Mei	S/K4/28	18/7/2014
大澳市中心地區	Tai O Town Centre Area	S/I-TOTC/1	25/7/2014
東丫及北丫	Tung A and Pak A	S/SK-TA/1	8/8/2014
茅坪	Mau Ping	S/ST-MP/1	22/8/2014
高流灣	Ko Lau Wan	S/NE-KLW/1	22/8/2014
荔枝窩、小灘及三桠村	Lai Chi Wo, Siu Tan and Sam A Tsuen	S/NE-LCW/1	22/8/2014
鹽田仔及馬屎洲	Yim Tin Tsai and Ma Shi Chau	S/NE-YTT/1	22/8/2014
鹿湖及羗山	Luk Wu and Keung Shan	S/I-LWKS/1	22/8/2014
東涌市中心地區	Tung Chung Town Centre Area	S/I-TCTC /19	17/10/2014
筲箕灣	Shau Kei Wan	S/H9/17	31/10/2014
屏山	Ping Shan	S/YL-PS/15	31/10/2014
十四鄉	Shap Sz Heung	S/NE-SSH/10	7/11/2014
何文田	Ho Man Tin	S/K7/23	14/11/2014
藍地及奕園	Lam Tei and Yick Yuen	S/TM-LTYY/7	12/12/2014
茶果嶺、油塘、鯉魚門	Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/22	19/12/2014

Development Permission Area Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	展示日期 Exhibition Date
蒲台群島	Po Toi Islands	DPA/I-PTI/1	2/3/2012
榕樹澳	Yung Shue O	DPA/NE-YSO/1	4/5/2012
赤徑	Chek Keng	DPA/NE-CK/1	4/5/2012
二澳	Yi O	DPA/I-YO/1	23/11/2012
白沙澳	Pak Sha O	DPA/NE-PSO/1	7/12/2012
谷埔、鳳坑及榕樹凹	Kuk Po, Fung Hang and Yung Shue Au	DPA/NE-KP/1	8/3/2013
大灘、屋頭、高塘及高塘 下洋	Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung	DPA/NE-TT/1	8/11/2013
川龍及下花山	Chuen Lung and Ha Fa Shan	DPA/TW-CLHFS/1	20/12/2013
嶂上	Cheung Sheung	DPA/NE-CS/1	21/3/2014
大埔滘	Tai Po Kau	DPA/NE-TPK/1	21/3/2014
平洲	Ping Chau	DPA/NE-PC/1	28/3/2014
大蠔	Tai Ho	DPA/I-TH/1	28/3/2014

Development Plan

圖則名稱	Name of Plan	圖則編號 Plan No.	核准日期 Approval Date
西九文化區	West Kowloon Cultural District	S/K20/WKCD/1	30/3/2012

分區計劃大綱圖，發展審批地區圖及發展圖則總數：
Total No. of OZPs, DPA Plans & DP :

21 (2012)
41 (2013)
34 (2014)

Notification of Proposed Amendment(s) to Plans under section 6(C) of the Town Planning Ordinance

Outline Zoning Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	展示日期 Exhibition Date
啓德	Kai Tak	R/S/K22/3-A1	9/3/2012
大埔	Tai Po	R/S/TP/23-A1	20/4/2012
牛頭角及九龍灣	Ngau Tau Kok and Kowloon Bay	R/S/K13/27-A1	15/6/2012
黃泥涌	Wong Nai Chung	R/S/H7/15-A1	14/9/2012
荃灣	Tsuen Wan	R/S/TW/29-A1	12/10/2012
馬鞍山	Ma On Shan	R/S/MOS/17-A1	22/2/2013
古洞南	Kwu Tung South	R/S/NE-KTS/13-A1	23/8/2013
灣仔北	Wan Chai North	R/S/H25/3*	1/11/2013
九龍塘	Kowloon Tong	R/S/K18/17-A1	23/5/2014
打鼓嶺北	Ta Kwu Ling North	R/S/NE-TKLN/1-A1	13/6/2014
海下	Hoi Ha	R/S/NE-HH/1-A1	25/7/2014
鎖羅盤	So Lo Pun	R/S/NE-SLP/1-A1	25/7/2014
白腊	Pak Lap	R/S/SK-PL/1-A1	25/7/2014
土瓜坪及北潭凹	To Kwa Peng and Pak Tam Au	R/S/NE-TKP/1-A1	7/11/2014

* 只修訂《註釋》
Notes only

Draft Development Permission Area Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	展示日期 Exhibition Date
鹽田仔及馬屎洲	Yim Tin Tsai and Ma Shi Chau	R/DPA/NE-YTT/1-A1	27/4/2012
白沙澳	Pak Sha O	R/DPA/NE-PSO/1*	9/8/2013

* 只修訂《註釋》及《說明書》
Notes and E.S. only

擬議修訂圖則總數：

Total No. of Proposed Amendment Plans :

6 (2012)

4 (2013)

6 (2014)

Plans submitted to the Chief Executive in Council from 2012 to 2014

Approved under section 9(1)(a) of the Town Planning Ordinance

Outline Zoning Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	核准日期 Approval Date
石鼓洲	Shek Kwu Chau	S/I-SKC/2	13/3/2012
大棠	Tai Tong	S/YL-TT/16	13/3/2012
沙田	Sha Tin	S/ST/26	13/3/2012
將軍澳	Tseung Kwan O	S/TKO/20	17/4/2012
西營盤及上環	Sai Ying Pun & Sheung Wan	S/H3/27	8/5/2012
屏山	Ping Shan	S/YL-PS/14	8/5/2012
粉嶺 / 上水	Fanling / Sheung Shui	S/FSS/16	5/6/2012
石硤尾	Shek Kip Mei	S/K4/27	5/6/2012
何文田	Ho Man Tin	S/K7/22	26/6/2012
啓德	Kai Tak	S/K22/4	4/9/2012
荃灣西	Tsuen Wan West	S/TWW/19	4/12/2012
西南九龍	South West Kowloon	S/K20/28	8/1/2013
柴灣	Chai Wan	S/H20/21	5/2/2013
屯門	Tuen Mun	S/TM/31	12/3/2013
中區	Central District	S/H4/14	9/4/2013
西貢市	Sai Kung Town	S/SK-SKT/6	4/6/2013
觀塘南部	Kwun Tong (South)	S/K14S/18	4/6/2013
沙田	Sha Tin	S/ST/28	2/7/2013
馬鞍山	Ma On Shan	S/MOS/18	30/7/2013
大埔	Tai Po	S/TP/24	27/8/2013
粉嶺 / 上水	Fanling / Sheung Shui	S/FSS/18	10/9/2013
西營盤及上環	Sai Ying Pun & Sheung Wan	S/H3/29	10/9/2013
荔枝角	Lai Chi Kok	S/K16/16	8/10/2013
白石角 (東部)	Pak Shek Kok (East)	S/PSK/11	8/10/2013
壽臣山及淺水灣	Shouson Hill & Repulse Bay	S/H17/13	5/11/2013
尖沙咀	Tsim Sha Tsui	S/K1/28	3/12/2013

圖則名稱	Name of Plan	圖則編號 Plan No.	核准日期 Approval Date
坪洲	Peng Chau	S/I-PC/12	3/12/2013
清水灣半島北	Clear Water Bay Peninsula North	S/SK-CWBN/6	3/12/2013
長沙灣	Cheung Sha Wan	S/K5/35	17/12/2013
荃灣	Tsuen Wan	S/TW/31	7/1/2014
古洞南	Kwu Tung South	S/NE-KTS/14	7/1/2014
灣仔北	Wan Chai North	S/H25/4	18/2/2014
香港仔及鴨脷洲	Aberdeen & Ap Lei Chau	S/H15/29	11/3/2014
蠔涌	Ho Chung	S/SK-HC/11	11/3/2014
茶果嶺、油塘、鯉魚門	Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/21	16/5/2014
文錦渡	Man Kam To	S/NE-MKT/2	3/6/2014
蓮麻坑	Lin Ma Hang	S/NE-LMH/2	3/6/2014
沙頭角	Sha Tau Kok	S/NE-STK/2	3/6/2014
黃泥涌	Wong Nai Chung	S/H7/17	8/7/2014
沙田	Sha Tin	S/ST/30	2/9/2014
梅窩邊緣	Mui Wo Fringe	S/I-MWF/10	2/9/2014
大嶼山南岸	South Lantau Coast	S/SLC/19	2/9/2014
西南九龍	South West Kowloon	S/K20/30	23/9/2014
大澳邊緣	Tai O Fringe	S/I-TOF/2	23/9/2014
田夫仔	Tin Fu Tsai	S/TM-TFT/2	4/11/2014
白石角（東部）	Pak Shek Kok (East)	S/PSK/13	2/12/2014
錦田北	Kam Tin North	S/YL-KTN/9	2/12/2014
馬鞍山	Ma On Shan	S/MOS/20	2/12/2014

Development Permission Area Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	核准日期 Approval Date
土瓜坪及北潭凹	To Kwa Peng and Pak Tam Au	DPA/NE-TKP/2	7/2/2012
馬草壟及蠔殼圍	Ma Tso Lung and Hoo Hok Wai	DPA/NE-MTL/2	21/2/2012
沙頭角	Sha Tau Kok	DPA/NE-STK/2	21/2/2012
文錦渡	Man Kam To	DPA/NE-MKT/3	8/5/2012
打鼓嶺北	Ta Kwu Ling North	DPA/NE-TKLN/3	8/5/2012
鹿湖及羞山	Luk Wu and Keung Shan	DPA/I-LWKS/2	5/6/2012
高流灣	Ko Lau Wan	DPA/NE-KLW/2	26/6/2012
荔枝窩、小灘及三桠村	Lai Chi Wo, Siu Tan and Sam A Tsuen	DPA/NE-LCW/2	26/6/2012
東丫及北丫	Tung A and Pak A	DPA/SK-TA/2	26/6/2012
茅坪	Mau Ping	DPA/ST-MP/2	26/6/2012
鹽田仔及馬屎洲	Yim Tin Tsai and Ma Shi Chau	DPA/NE-YTT/2	4/9/2012
蓮麻坑	Lin Ma Hang	DPA/NE-LMH/2	8/1/2013
蒲台群島	Po Toi Islands	DPA/I-PTI/2	12/3/2013
赤徑	Chek Keng	DPA/NE-CK/2	30/4/2013
榕樹澳	Yung Shue O	DPA/NE-YSO/2	30/4/2013
二澳	Yi O	DPA/I-YO/2	8/10/2013
白沙澳	Pak Sha O	DPA/NE-PSO/2	7/1/2014
谷埔、鳳坑及榕樹凹	Kuk Po, Fung Hang and Yung Shue Au	DPA/NE-KP/2	11/3/2014
川龍及下花山	Chuen Lung and Ha Fa Shan	DPA/TW-CLHFS/2	23/9/2014
大灘、屋頭、高塘及高塘下洋	Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung	DPA/NE-TT/2	4/11/2014

Urban Renewal Authority Development Scheme Plan

圖則名稱	Name of Plan	圖則編號 Plan No.	核准日期 Approval Date
士丹頓街 / 永利街	Staunton Street / Wing Lee Street	S/H3/URA1/4	8/5/2012

Development Plan

圖則名稱	Name of Plan	圖則編號 Plan No.	核准日期 Approval Date
西九文化區	West Kowloon Cultural District	S/K20/WKCD/2	8/1/2013

獲得核准的分區計劃大綱圖，發展審批地區圖，發展計劃圖及發展圖則總數：
Total No. of OZPs, DPA Plans, URA DSP and DP Approved :

23 (2012)
24 (2013)
23 (2014)

Referred for Amendment under section 12(1)(b)(ii) of the Town Planning Ordinance

Outline Zoning Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	發還日期 Date of Reference
中區 (擴展部分)	Central District (Extension)	S/H24/6	7/2/2012
山頂區	The Peak Area	S/H14/11	7/2/2012
觀塘南部	Kwun Tong (South)	S/K14S/16	7/2/2012
荃灣	Tsuen Wan	S/TW/28	7/2/2012
龍躍頭及軍地南	Lung Yeuk Tau and Kwan Tei South	S/NE-LYT/14	7/2/2012
荔枝角	Lai Chi Kok	S/K16/14	13/3/2012
長沙灣	Cheung Sha Wan	S/K5/33	17/4/2012
蠔涌	Ho Chung	S/SK-HC/9	17/4/2012
古洞南	Kwu Tung South	S/NE-KTS/12	17/4/2012
壽臣山及淺水灣	Shouson Hill & Repulse Bay	S/H17/11	5/6/2012
沙田	Sha Tin	S/ST/26	5/6/2012
大嶼山南岸	South Lantau Coast	S/SLC/16	5/6/2012
半山區西部	Mid-levels West	S/H11/15	26/6/2012
香港仔及鴨脷洲	Aberdeen & Ap Lei Chau	S/H15/27	26/6/2012
尖沙咀	Tsim Sha Tsui	S/K1/26	26/6/2012
西營盤及上環	Sai Ying Pun & Sheung Wan	S/H3/27	4/9/2012
馬灣	Ma Wan	S/I-MWI/14	4/9/2012
渣甸山及黃泥涌峽	Jardine's Lookout & Wong Nai Chung Gap	S/H13/12	9/10/2012
九龍塘	Kowloon Tong	S/K18/16	30/10/2012
北角	North Point	S/H8/24	30/10/2012
清水灣半島北	Clear Water Bay Peninsula North	S/SK-CWBN/4	4/12/2012
粉嶺 / 上水	Fanling / Sheung Shui	S/FSS/16	8/1/2013
坪洲	Peng Chau	S/I-PC/10	5/2/2013
西南九龍	South West Kowloon	S/K20/28	7/5/2013
中區	Central District	S/H4/14	4/6/2013
長洲	Cheung Chau	S/I-CC/5	4/6/2013
汀角	Ting Kok	S/NE-TK/17	2/7/2013
沙田	Sha Tin	S/ST/28	3/9/2013

圖則名稱	Name of Plan	圖則編號 Plan No.	發還日期 Date of Reference
梅窩邊緣	Mui Wo Fringe	S/I-MWF/8	3/9/2013
馬鞍山	Ma On Shan	S/MOS/18	8/10/2013
屯門	Tuen Mun	S/TM/31	29/10/2013
古洞北	Kwu Tung North	S/NE-KTN/8	5/11/2013
粉嶺 / 上水	Fanling / Sheung Shui	S/FSS/18	5/11/2013
虎地坳及沙嶺	Fu Tei Au and Sha Ling	S/NE-FTA/12	5/11/2013
恐龍坑	Hung Lung Hang	S/NE-HLH/7	5/11/2013
大埔	Tai Po	S/TP/24	3/12/2013
白石角 (東部)	Pak Shek Kok (East)	S/PSK/11	3/12/2013
慈雲山、鑽石山及新蒲崗	Tsz Wan Shan, Diamond Hill and San Po Kong	S/K11/25	7/1/2014
八鄉	Pat Heung	S/YL-PH/11	7/1/2014
唐人新村	Tong Yan San Tsuen	S/YL-TYST/10	11/2/2014
石硤尾	Shek Kip Mei	S/K4/27	18/2/2014
十四鄉	Shap Sz Heung	S/NE-SSH/9	18/2/2014
赤柱	Stanley	S/H19/10	11/3/2014
南丫島	Lamma Island	S/I-LI/9	11/3/2014
屏山	Ping Shan	S/YL-PS/14	11/3/2014
觀塘南部	Kwun Tong (South)	S/K14S/18	1/4/2014
柴灣	Chai Wan	S/H20/21	16/5/2014
將軍澳	Tseung Kwan O	S/TKO/20	16/5/2014
掃管笏	So Kwun Wat	S/TM-SKW/11	16/5/2014
茶果嶺、油塘、鯉魚門	Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/21	8/7/2014
藍地及奕園	Lam Tei and Yick Yuen	S/TM-LTY/6	8/7/2014
何文田	Ho Man Tin	S/K7/22	2/9/2014
東涌市中心地區	Tung Chung Town Centre Area	S/I-TCTC/18	2/9/2014
筲箕灣	Shau Kei Wan	S/H9/16	16/9/2014
馬頭角	Ma Tau Kok	S/K10/20	16/9/2014
啓德	Kai Tak	S/K22/4	16/9/2014
香港仔及鴨脷洲	Aberdeen & Ap Lei Chau	S/H15/29	2/12/2014
獲發還作出修訂的圖則總數： Total No. of Plans Referred for Amendment :			21 (2012) 16 (2013) 20 (2014)

Appendix 2 : Representations

Representations to Plans Exhibited under section 5 or 7 of the Town Planning Ordinance from 2012 to 2014

Outline Zoning Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	接獲的申述數目 No. of Representations Received	接獲對申述的意見數目 No. of Comments on Representations Received
2012				
荃灣西	Tsuen Wan West	S/TWW/18	17	0
柴灣	Chai Wan	S/H20/19	2	0
柴灣	Chai Wan	S/H20/20	284	1
觀塘南部	Kwun Tong (South)	S/K14S/17	4	2
馬鞍山	Ma On Shan	S/MOS/17	1079	61
屯門	Tuen Mun	S/TM/29	19	5
荃灣	Tsuen Wan	S/TW/29	7	620
西南九龍	South West Kowloon	S/K20/27	1	1
葵涌	Kwai Chung	S/KC/26	13	1926
灣仔	Wan Chai	S/H5/27	223	2
西貢市	Sai Kung Town	S/SK-SKT/5	3	42
西營盤及上環	Sai Ying Pun & Sheung Wan	S/H3/28	21	12
沙田	Sha Tin	S/ST/27	6	1
2013				
尖沙咀	Tsim Sha Tsui	S/K1/27	573	26
粉嶺 / 上水	Fanling / Sheung Shui	S/FSS/17	4	2
白石角(東部)	Pak Shek Kok (East)	S/PSK/10	348	89
古洞南	Kwu Tung South	S/NE-KTS/13	7	4
中區 (擴展部分)	Central District (Extension)	S/H24/8	9815	9242
九龍塘	Kowloon Tong	S/K18/17	25844	2980

圖則名稱	Name of Plan	圖則編號 Plan No.	接獲的申述數目 No. of Representations Received	接獲對申述的意見數目 No. of Comments on Representations Received
2013				
壽臣山及 淺水灣	Shouson Hill & Repulse Bay	S/H17/12	210	0
坪洲	Peng Chau	S/I-PC/11	57	2
長沙灣	Cheung Sha Wan	S/K5/34	698	170
荃灣	Tsuen Wan	S/TW/30	24	0
清水灣半島北	Clear Water Bay Peninsula North	S/SK-CWBN/5	2	0
蠔涌	Ho Chung	S/SK-HC/10	1	0
大澳邊緣	Tai O Fringe	S/I-TOF/1	77	359
旺角	Mong Kok	S/K3/30	4	3
灣仔北	Wan Chai North	S/H25/3	1	0
香港仔及 鴨脷洲	Aberdeen & Ap Lei Chau	S/H15/28	1	0
蓮麻坑	Lin Ma Hang	S/NE-LMH/1	4	128
文錦渡	Man Kam To	S/NE-MKT/1	3	1
馬草壟及 蠔殼圍	Ma Tso Lung and Hoo Hok Wai	S/NE-MTL/1	6	8
沙頭角	Sha Tau Kok	S/NE-STK/1	15	1
打鼓嶺北	Ta Kwu Ling North	S/NE-TKLN/1	4	1
茶果嶺、油 塘、鯉魚門	Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/20	611	1
沙田	Sha Tin	S/ST/29	307	0
鎖羅盆	So Lo Pun	S/NE-SLP/1	10858	3677
海下	Hoi Ha	S/NE-HH/1	10934	3675
白腊	Pak Lap	S/SK-PL/1	10775	3669
大嶼山南岸	South Lantau Coast	S/SLC/18	1	0
梅窩邊緣	Mui Wo Fringe	S/I-MWF/9	37	21
西南九龍	South West Kowloon	S/K20/29	1	0
田夫仔	Tin Fu Tsai	S/TM-TFT/1	1	0
粉嶺 / 上水	Fanling / Sheung Shui	S/FSS/19	1	0

圖則名稱	Name of Plan	圖則編號 Plan No.	接獲的申述數目 No. of Representations Received	接獲對申述的意見數目 No. of Comments on Representations Received
2014				
沙田	Sha Tin	S/ST/29	1083	11
大嶼山南岸	South Lantau Coast	S/SLC/18	1	0
田夫仔	Tin Fu Tsai	S/TM-TFT/1	3901	2
西南九龍	South West Kowloon	S/K20/29	3098	34
粉嶺 / 上水	Fanling / Sheung Shui	S/FSS/19	5	0
九龍塘	Kowloon Tong	S/K18/18	532	2
虎地坳及沙嶺	Fu Tei Au and Sha Ling	S/NE-FTA/13	2	0
恐龍坑	Hung Lung Hang	S/NE-HLH/8	2	0
馬草壟及 蠔殼圍	Ma Tso Lung and Hoo Hok Wai	S/NE-MTL/2	3	0
土瓜坪及 北潭凹	To Kwa Peng and Pak Tam Au	S/NE-TKP/1	7689	980
白石角(東部)	Pak Shek Kok (East)	S/PSK/12	458	96
馬鞍山	Ma On Shan	S/MOS/19	264	38
葵涌	Kwai Chung	S/KC/27	381	128
長洲	Cheung Chau	S/I-CC/6	2	4
大埔	Tai Po	S/TP/25	6322	439
葵涌	Kwai Chung	S/KC/28	1601	1
屯門	Tuen Mun	S/TM/32	2052	3
錦田北	Kam Tin North	S/YL-KTN/8	15	35
慈雲山、鑽石 山及新蒲崗	Tsz Wan Shan, Diamond Hill and San Po Kong	S/K11/26	6	1
青衣	Tsing Yi	S/TY/25	706	1
觀塘南部	Kwun Tong (South)	S/K14S/19	1474	1
大澳市中心	Tai O Town Centre	S/I-TOTC/1	41	1
粉嶺北	Fanling North	S/FLN/1	21225	6010
古洞北	Kwu Tung North	S/KTN/1	20775	5598
南丫島	Lamma Island	S/I-LI/10	2	0

圖則名稱	Name of Plan	圖則編號 Plan No.	接獲的申述數目 No. of Representations Received	接獲對申述的意見數目 No. of Comments on Representations Received
2014				
石硤尾	Shek Kip Mei	S/K4/28	5111	1
東丫及北丫	Tung A and Pak A	S/SK-TA/1	5	3
茅坪	Mau Ping	S/ST-MP/1	715	2
高流灣	Ko Lau Wan	S/NE-KLW/1	2	2
荔枝窩、小灘 及三桠村	Lai Chi Wo, Siu Tan and Sam A Tsuen	S/NE-LCW/1	114	5
鹽田仔及 馬屎洲	Yim Tin Tsai and Ma Shi Chau	S/NE-YTT/1	62	1
鹿湖及羗山	Luk Wu and Keung Shan	S/I-LWKS/1	173	16
屏山	Ping Shan	S/YL-PS/15	109	2
十四鄉	Shap Sz Heung	S/NE-SSH/10	6	0
何文田	Ho Man Tin	S/K7/23	232	0
藍地及奕園	Lam Tei and Yick Yuen	S/TM-LTY/7	1	0

Development Permission Area Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	接獲的申述數目 No. of Representations Received	接獲對申述的意見數目 No. of Comments on Representations Received
2012				
蒲台群島	Po Toi Islands	DPA/I-PTI/1	173	725
榕樹澳	Yung Shue O	DPA/NE-YSO/1	35	2
赤徑	Chek Keng	DPA/NE-CK/1	9	0
二澳	Yi O	DPA/I-YO/1	3	0
2013				
二澳	Yi O	DPA/I-YO/1	141	1
白沙澳	Pak Sha O	DPA/NE-PSO/1	41	20
谷埔、鳳坑及榕樹凹	Kuk Po, Fung Hang and Yung Shue Au	DPA/NE-KP/1	12	0
大灘、屋頭、高塘及高塘下洋	Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung	DPA/NE-TT/1	183	0
2014				
大灘、屋頭、高塘及高塘下洋	Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung	DPA/NE-TT/1	94	2
川龍及下花山	Chuen Lung and Ha Fa Shan	DPA/TW-CLHFS/1	19	1
大蠔	Tai Ho	DPA/I-TH/1	642	206
嶂上	Cheung Sheung	DPA/NE-CS/1	8	1
大埔滘	Tai Po Kau	DPA/NE-TPK/1	49	0
平洲	Ping Chau	DPA/NE-PC/1	338	0

Development Plan

圖則名稱	Name of Plan	圖則編號 Plan No.	接獲的申述數目 No. of Representations Received	接獲對申述的意見數目 No. of Comments on Representations Received
2012				
西九文化區	West Kowloon Cultural District	S/K20/WKCD/1	10	3

Total No. of Representations and Comments Received:

	2012	2013	2014
圖則數目 No. of Plans	18	35	42
申述數目 No. of Representations	1909	71601	79320
意見書數目 No. of Comments	3403	24080	13630

Further Representations to Plans Exhibited under section 6C of the Town Planning Ordinance from 2012 to 2014

Outline Zoning Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	接獲的進一步申述數目 No. of Further Representations Received
2012			
啓德	Kai Tak	R/S/K22/3-A1	10
黃泥涌	Wong Nai Chung	R/S/H7/15-A1	876
2013			
馬鞍山	Ma On Shan	R/S/MOS/17-A1	83
2014			
九龍塘	Kowloon Tong	R/S/K18/17-A1	24
打鼓嶺北	Ta Kwu Ling North	R/S/NE-TKLN/1-A1	23
海下	Hoi Ha	R/S/NE-HH/1-A1	54
鎖羅盆	So Lo Pun	R/S/NE-SLP/1-A1	26
白腊	Pak Lap	R/S/SK-PL/1-A1	12
土瓜坪及北潭凹	To Kwa Peng and Pak Tam Au	R/S/NE-TKP/1-A1	170

Development Permission Area Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	接獲的進一步申述數目 No. of Further Representations Received
2012			
鹽田仔及馬屎洲	Yim Tin Tsai and Ma Shi Chau	R/DPA/NE-YTT/1-A1	150
2013			
白沙澳	Pak Sha O	R/DPA/NE-PSO/1*	12

* 就圖則《註釋》作出修訂
Amendments to Notes only

Total No. of Further Representations Received:

	2012	2013	2014
圖則數目 No. of Plans	3	2	6
進一步申述數目 No. of Further Representations	1036	95	309

Hearing of Representations and Comments on Representations by the Town Planning Board under section 6B of the Town Planning Ordinance from 2012 to 2014

Outline Zoning Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	已考慮的申述數目 No. of Representations Considered	已考慮對申述的 意見數目 No. of Comments on Representations Considered	所作決定 Decisions
2012					
西營盤及上環	Sai Ying Pun & Sheung Wan	S/H3/26	7	1	7 份申述不獲接納 Not upheld
石鼓洲	Shek Kwu Chau	S/I-SKC/1	33	4	33 份申述不獲接納 Not upheld
粉嶺 / 上水	Fanling / Sheung Shui	S/FSS/15	1	0	1 份申述備悉 Noted
堅尼地城及摩星嶺	Kennedy Town & Mount Davis	S/H1/19	2	0	1 份申述不獲接納 Not upheld
					1 份申述備悉 Noted
柴灣	Chai Wan	S/H20/18	3	0	1 份申述不獲接納 Not upheld
					2 份申述備悉 Noted
西南九龍	South West Kowloon	S/K20/26	1	0	1 份申述備悉 Noted
屏山	Ping Shan	S/YL-PS/13	1	0	1 份申述備悉 Noted
黃泥涌	Wong Nai Chung	S/H7/16	11	1	9 份申述不獲接納 Not upheld
					2 份申述備悉 Noted
啓德	Kai Tak	S/K22/3	1116	159	66 份申述部分獲接納 Partially Upheld 1009 份申述不獲接納 Not upheld 41 份申述備悉 Noted

圖則名稱	Name of Plan	圖則編號 Plan No.	已考慮的申述數目 No. of Representations Considered	已考慮對申述的 意見數目 No. of Comments on Representations Considered	所作決定 Decisions
2012					
旺角	Mong Kok	S/K3/29	1	1	1 份申述不獲接納 Not upheld
大埔	Tai Po	S/TP/23	878	3	873 份申述獲接納 Upheld 5 份申述備悉 Noted
牛頭角及 九龍灣	Ngau Tau Kok and Kowloon Bay	S/K13/27	184	1	155 份申述部分 獲接納 Partially Upheld 29 份申述不獲接納 Not upheld
柴灣	Chai Wan	S/H20/19	2	0	2 份申述不獲接納 Not upheld
荃灣西	Tsuen Wan West	S/TWW/18	17	0	17 份申述不獲接納 Not upheld
柴灣	Chai Wan	S/H20/20	284	1	284 份申述不獲接納 Not upheld
黃泥涌	Wong Nai Chung	S/H7/15	1064	9	1 份申述獲接納 Upheld 362 份申述不獲接納 Not upheld 701 份申述備悉 Noted
屯門	Tuen Mun	S/TM/29	19	5	19 份申述不獲接納 Not upheld
觀塘南部	Kwun Tong (South)	S/K14S/17	4	2	3 份申述不獲接納 Not upheld 1 份申述備悉 Noted
馬鞍山	Ma On Shan	S/MOS/17	1079	61	1074 份申述延期 Deferred 5 份申述不獲接納 Not upheld
荃灣	Tsuen Wan	S/TW/29	7	620	1 份申述獲接納 Upheld 6 份申述不獲接納 Not upheld
西南九龍	South West Kowloon	S/K20/27	1	1	1 份申述不獲接納 Not upheld

圖則名稱	Name of Plan	圖則編號 Plan No.	已考慮的申述數目 No. of Representations Considered	已考慮對申述的 意見數目 No. of Comments on Representations Considered	所作決定 Decisions
2012					
葵涌	Kwai Chung	S/KC/26	13	1925	6 份申述延期 Deferred 7 份申述不獲接納 Not upheld
2013					
馬鞍山	Ma On Shan	S/MOS/17	1074	59	1074 份申述獲接納 Upheld
灣仔	Wan Chai	S/H5/27	223	2	216 份申述不獲接納 Not upheld 7 份申述備悉 Noted
西貢市	Sai Kung Town	S/SK-SKT/5	2	42	1 份申述獲接納 Upheld 1 份申述備悉 Noted
西營盤及上環	Sai Ying Pun & Sheung Wan	S/H3/28	21	12	21 份申述不獲接納 Not upheld
沙田	Sha Tin	S/ST/27	6	1	6 份申述不獲接納 Not upheld
尖沙咀	Tsim Sha Tsui	S/K1/27	573	26	571 份申述不獲接納 Not upheld 2 份申述備悉 Noted
粉嶺 / 上水	Fanling / Sheung Shui	S/FSS/17	4	2	4 份申述不獲接納 Not upheld
白石角 (東部)	Pak Shek Kok (East)	S/PSK/10	348	89	348 份申述不獲接納 Not upheld
古洞南	Kwu Tung South	S/NE-KTS/13	7	4	1 份申述獲接納 Upheld 3 份申述不獲接納 Not upheld 3 份申述備悉 Noted
壽臣山及 淺水灣	Shouson Hill & Repulse Bay	S/H17/12	210	0	208 份申述不獲接納 Not upheld 2 份申述備悉 Noted
坪洲	Peng Chau	S/I-PC/11	57	2	57 份申述不獲接納 Not upheld

圖則名稱	Name of Plan	圖則編號 Plan No.	已考慮的申述數目 No. of Representations Considered	已考慮對申述的 意見數目 No. of Comments on Representations Considered	所作決定 Decisions
2013					
長沙灣	Cheung Sha Wan	S/K5/34	698	170	697 份申述不獲接納 Not upheld 1 份申述備悉 Noted
灣仔北	Wan Chai North	S/H25/3	1	0	1 份申述部分 獲接納 Partially Upheld
清水灣 半島北	Clear Water Bay Peninsula North	S/SK-CWBN/5	2	0	2 份申述不獲接納 Not upheld
荃灣	Tsuen Wan	S/TW/30	24	0	23 份申述不獲接納 Not upheld 1 份申述備悉 Noted
蠔涌	Ho Chung	S/SK-HC/10	1	0	1 份申述不獲接納 Not upheld
大澳邊緣	Tai O Fringe	S/I-TOF/1	77	359	39 份申述不獲接納 Not upheld 38 份申述備悉 Noted
旺角	Mong Kok	S/K3/30	4	3	3 份申述不獲接納 Not upheld 1 份申述備悉 Noted
香港仔及 鴨脷洲	Aberdeen & Ap Lei Chau	S/H15/28	1	0	1 份申述獲接納， 不建議對圖則 作出修訂 Upheld, Not to propose any amendment
2014					
茶果嶺、 油塘、 鯉魚門	Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/20	611	1	588 份申述不獲接納 Not upheld 23 份申述備悉 Noted
中區 (擴展部分)	Central District (Extension)	S/H24/8	9812	9228	9802 份申述不獲接納 Not upheld 10 份申述備悉 Noted

圖則名稱	Name of Plan	圖則編號 Plan No.	已考慮的申述數目 No. of Representations Considered	已考慮對申述的 意見數目 No. of Comments on Representations Considered	所作決定 Decisions
2014					
蓮麻坑	Lin Ma Hang	S/NE-LMH/1	4	128	4 份申述不獲接納 Not upheld
文錦渡	Man Kam To	S/NE-MKT/1	3	1	3 份申述不獲接納 Not upheld
馬草壟及 蠔殼圍	Ma Tso Lung and Hoo Hok Wai	S/NE-MTL/1	6	8	6 份申述不獲接納 Not upheld
沙頭角	Sha Tau Kok	S/NE-STK/1	15	1	14 份申述不獲接納 Not upheld 1 份申述備悉 Noted
打鼓嶺北	Ta Kwu Ling North	S/NE-TKLN/1	4	1	2 份申述獲接納 Upheld 2 份申述不獲接納 Not upheld
九龍塘	Kowloon Tong	S/K18/17	25843	2980	25830 份申述部分 獲接納 Partially Upheld 13 份申述備悉 Noted
沙田	Sha Tin	S/ST/29	1390	11	1386 份申述不獲接納 Not upheld 4 份申述備悉 Noted
海下	Hoi Ha	S/NE-HH/1	10824	3671	9995 份申述部分 獲接納 Partially Upheld 825 份申述不獲接納 Not upheld 4 份申述備悉 Noted
鎖羅盆	So Lo Pun	S/NE-SLP/1	10748	3673	9863 份申述部分 獲接納 Partially Upheld 885 份申述不獲接納 Not upheld
白腊	Pak Lap	S/SK-PL/1	10665	3665	9859 份申述部分獲接納 Partially Upheld 805 份申述不獲接納 Not upheld 1 份申述備悉 Noted

圖則名稱	Name of Plan	圖則編號 Plan No.	已考慮的申述數目 No. of Representations Considered	已考慮對申述的 意見數目 No. of Comments on Representations Considered	所作決定 Decisions
2014					
梅窩邊緣	Mui Wo Fringe	S/I-MWF/9	37	21	37 份申述不獲接納 Not upheld
大嶼山南岸	South Lantau Coast	S/SLC/18	2	0	2 份申述不獲接納 Not upheld
西南九龍	South West Kowloon	S/K20/29	3099	34	3088 份申述不獲接納 Not upheld 11 份申述備悉 Noted
九龍塘	Kowloon Tong	S/K18/18	532	2	532 份申述備悉 Noted
田夫仔	Tin Fu Tsai	S/TM-TFT/1	3901	2	3899 份申述不獲接納 Not upheld 2 份申述備悉 Noted
馬鞍山	Ma On Shan	S/MOS/19	264	41	262 份申述不獲接納 Not upheld 2 份申述備悉 Noted
土瓜坪及北潭凹	To Kwa Peng and Pak Tam Au	S/NE-TKP/1	7689	980	7327 份申述部分 獲接納 Partially Upheld 362 份申述不獲接納 Not upheld
白石角(東部)	Pak Shek Kok (East)	S/PSK/12	458	96	455 份申述不獲接納 Not upheld 3 份申述備悉 Noted
錦田北	Kam Tin North	S/YL-KTN/8	15	35	15 份申述不獲接納 Not upheld
長洲	Cheung Chau	S/I-CC/6	2	4	2 份申述不獲接納 Not upheld
屯門	Tuen Mun	S/TM/32	2052	3	1999 份申述不獲接納 Not upheld 53 份申述備悉 Noted

Development Permission Area Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	已考慮的申述數目 No. of Representations Considered	已考慮對申述的 意見數目 No. of Comments on Representations Considered	所作決定 Decisions
2012					
東丫及 北丫	Tung A and Pak A	DPA/SK-TA/1	4	0	4 份申述不獲接納 Not upheld
鹿湖及 羌山	Luk Wu and Keung Shan	DPA/I-LWKS/1	451	3	349 份申述不獲接納 Not upheld 102 份申述備悉 Noted
高流灣	Ko Lau Wan	DPA/NE-KLW/1	3	0	2 份申述不獲接納 Not upheld 1 份申述備悉 Noted
荔枝窩、 小灘及 三桠村	Lai Chi Wo, Siu Tan and Sam A Tsuen	DPA/NE-LCW/1	6	0	6 份申述不獲接納 Not upheld
茅坪	Mau Ping	DPA/ST-MP/1	6	0	6 份申述不獲接納 Not upheld
鹽田仔及 馬屎洲	Yim Tin Tsai and Ma Shi Chau	DPA/NE-YTT/1	67	32	56 份申述部分 獲接納 Partially Upheld 11 份申述備悉 Noted
蒲台群島	Po Toi Islands	DPA/I-PTI/1	173	725	90 份申述不獲接納 Not upheld 83 份申述備悉 Noted
2013					
榕樹澳	Yung Shue O	DPA/NE-YSO/1	35	2	34 份申述不獲接納 Not upheld 1 份申述備悉 Noted
赤徑	Chek Keng	DPA/NE-CK/1	9	0	8 份申述不獲接納 Not upheld 1 份申述備悉 Noted
二澳	Yi O	DPA/I-YO/1	144	1	107 份申述不獲接納 Not upheld 37 份申述備悉 Noted

圖則名稱	Name of Plan	圖則編號 Plan No.	已考慮的申述數目 No. of Representations Considered	已考慮對申述的 意見數目 No. of Comments on Representations Considered	所作決定 Decisions
2013					
白沙澳	Pak Sha O	DPA/NE-PSO/1	41	20	36 份申述部分 獲接納 Partially Upheld 5 份申述不獲接納 Not upheld
谷埔、鳳 坑及榕樹 凹	Kuk Po, Fung Hang and Yung Shue Au	DPA/NE-KP/1	12	0	12 份申述不獲接納 Not upheld
2014					
川龍及 下花山	Chuen Lung and Ha Fa Shan	DPA/TW-CLHFS/1	19	1	17 份申述不獲接納 Not upheld 2 份申述備悉 Noted
大灘、屋 頭、高塘 及高塘下 洋	Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung	DPA/NE-TT/1	277	2	277 份申述不獲接納 Not upheld
嶂上	Cheung Sheung	DPA/NE-CS/1	8	1	8 份申述不獲接納 Not upheld
大埔滘	Tai Po Kau	DPA/NE-TPK/1	49	0	49 份申述不獲接納 Not upheld
大蠔	Tai Ho	DPA/I-TH/1	642	206	532 份申述不獲接納 Not upheld 110 份申述備悉 Noted
平洲	Ping Chau	DPA/NE-PC/1	338	0	338 份申述不獲接納 Not upheld

Development Plan (DP)

圖則名稱	Name of Plan	圖則編號 Plan No.	已考慮的申述數目 No. of Representations Considered	已考慮對申述的 意見數目 No. of Comments on Representations Considered	所作決定 Decisions
2012					
西九 文化區	West Kowloon Cultural District	S/K20/WKCD/1	10	3	10 份申述不獲接納 Not upheld

Urban Renewal Authority Development Scheme Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	已考慮的申述數目 No. of Representations Considered	已考慮對申述的 意見數目 No. of Comments on Representations Considered	所作決定 Decisions
2012					
士丹頓街 / 永利街	Staunton Street/ Wing Lee Street	S/H3/URA1/3	25	8	23 份申述不獲接納 Not upheld 2 份申述備悉 Noted

Total No. of Representations and Comments Considered:

	2012	2013	2014
圖則數目 No. of Plans	31	24	29
申述數目 No. of Representations	5 473	3 574	89 309
意見書數目 No. of Comments	3 565	794	24 796

Hearing of Further Representations by Town Planning Board under section 6F of the Town Planning Ordinance from 2012 to 2014

Outline Zoning Plans

圖則名稱	Name of Plan	圖則編號 Plan No.	已考慮的進一步申述數目 No. of Further Representations Considered	所作決定 Decisions
2012				
牛頭角及九龍灣	Ngau Tau Kok and Kowloon Bay	S/K13/26	285	285 份申述不獲接納 Not upheld
啓德	Kai Tak	S/K22/3	9	8 份申述部分獲接納 Partially Upheld 1 份申述備悉 Noted
黃泥涌	Wong Nai Chung	S/H7/15	874	4 份申述不獲接納 Not upheld 870 份申述備悉 Noted
2013				
馬鞍山	Ma On Shan	S/MOS/17	28	6 份申述不獲接納 Not upheld 22 份申述備悉 Noted
2014				
九龍塘	Kowloon Tong	S/K18/17	23	1 份申述不獲接納 Not upheld 22 份申述備悉 Noted
打鼓嶺北	Ta Kwu Ling North	S/NE-TKLN/1	23	23 份申述不獲接納 Not upheld
海下	Hoi Ha	S/NE-HH/1	36	34 份申述不獲接納 Not upheld 2 份申述備悉 Noted
鎖羅盆	So Lo Pun	S/NE-SLP/1	21	11 份申述部分獲接納 Partially Upheld 10 份申述不獲接納 Not upheld
白腊	Pak Lap	S/SK-PL/1	11	11 份申述不獲接納 Not upheld

Development Permission Area Plans

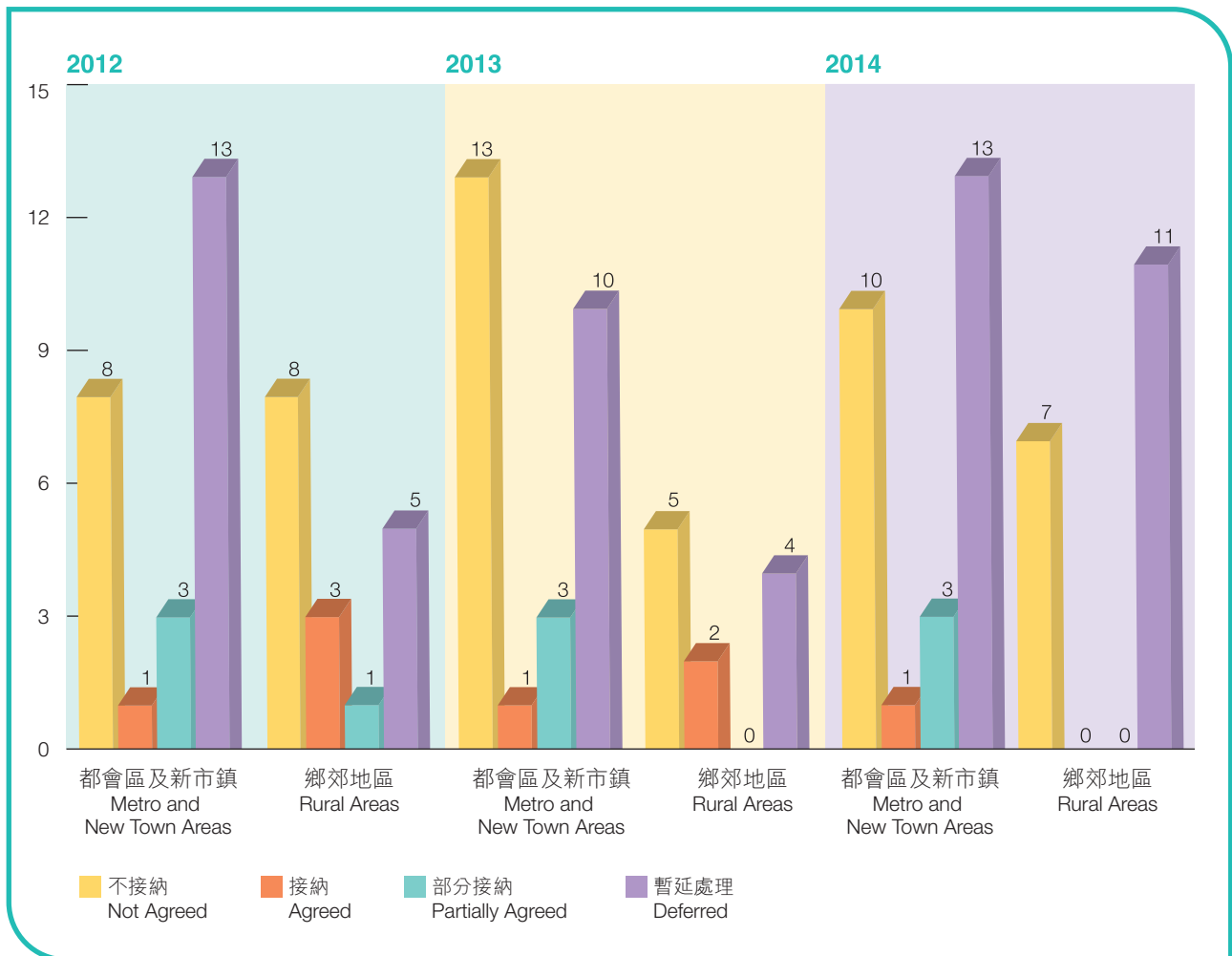
圖則名稱	Name of Plan	圖則編號 Plan No.	已考慮的進一步申述數目 No. of Further Representations Considered	所作決定 Decisions
2012				
鹽田仔及 馬屎洲	Yim Tin Tsai and Ma Shi Chau	DPA/NE-YTT/1	109	109 份申述不獲接納 Not upheld
2013				
白沙澳	Pak Sha O	DPA/NE-PSO/1	4	1 份申述不獲接納 Not upheld 3 份申述備悉 Noted

Total No. of Further Representations Considered:

	2012	2013	2014
圖則數目 No. of Plans	4	2	5
進一步申述數目 No. of Further Representations	1277	32	114

Appendix 3 : Applications for Amendment of Plan

Decisions on section 12A Applications for Amendment of Plan considered by the Town Planning Board from 2012 to 2014 (by Broad Geographical Area)



No. of Cases

	都會區及新市鎮 Metro and New Town Areas			鄉郊地區 Rural Areas		
	2012	2013	2014	2012	2013	2014
第 12A 條修訂圖則申請 Section 12A Applications for Amendment of Plan	25	27	27	17	11	18

No. of Cases

	都會區及新市鎮 Metro and New Town Areas			鄉郊地區 Rural Areas		
	2012	2013	2014	2012	2013	2014
不接納 Not Agreed	8	13	10	8	5	7
接納 Agreed	1	1	1	3	2	0
部分接納 Partially Agreed	3	3	3	1	0	0
暫延處理 Deferred	13	10	13	5	4	11
總數 Total	25	27	27	17	11	18

Decisions on section 12A Applications for Amendment of Plan considered by the Town Planning Board from 2012 to 2014 (Metro & New Town Areas)

擬議修訂 Proposed Amendment	決定 Decision				
	不接納 Not Agreed	接納 Agreed	部分接納 Partially Agreed	暫延處理 Deferred	總數 Total
2012					
「商業」 “Commercial”				2	2
「政府、機構或社區」 “Government, Institution or Community”	1	1	2	5	9
「綠化地帶」 “Green Belt”	1				1
「其他指定用途」 “Other Specified Uses”	2			3	5
「住宅」 “Residential”	3			2	5
「政府、機構或社區」及「住宅」 “Government, Institution or Community” and “Residential”			1		1
「綜合發展區」、「住宅」及 「鄉村式發展」 “Comprehensive Development Area”, “Residential” and “Village Type Development”	1				1
《註釋》 Notes				1	1
總數 Total	8	1	3	13	25

擬議修訂 Proposed Amendment	決定 Decision				
	不接納 Not Agreed	接納 Agreed	部分接納 Partially Agreed	暫延處理 Deferred	總數 Total
2013					
「商業」 “Commercial”	1	1			2
「政府、機構或社區」 “Government, Institution or Community”	4			3	7
「綠化地帶」 “Green Belt”	3				3
「休憩用地」 “Open Space”	1			1	2
「其他指定用途」 “Other Specified Uses”			2	2	4
「住宅」 “Residential”	1			3	4
「康樂」 “Recreation”			1		1
「鄉村式發展」 “Village Type Development”	1				1
「其他指定用途」或「政府、機構或社區」及「住宅」 “Other Specified Uses” or “Government, Institution or Community” and “Residential”	1				1
「住宅」、「政府、機構或社區」、 「其他指定用途」及「休憩用地」 “Residential”, “Government, Institution or Community”, “Other Specified Uses” and “Open Space”				1	1
《註釋》 Notes	1				1
總數 Total	13	1	3	10	27

擬議修訂 Proposed Amendment	決定 Decision				
	不接納 Not Agreed	接納 Agreed	部分接納 Partially Agreed	暫延處理 Deferred	總數 Total
2014					
「商業」 “Commercial”				2	2
「綜合發展區」 “Comprehensive Development Area”				3	3
「政府、機構或社區」 “Government, Institution or Community”	2	1	3	1	7
「休憩用地」 “Open Space”	1				1
「其他指定用途」 “Other Specified Uses”	1			2	3
「住宅」 “Residential”	3			4	7
「其他指定用途」或「商業」 “Other Specified Uses” or “Commercial”	1				1
「住宅」、「政府、機構或社區」、 「其他指定用途」及「休憩用地」 “Residential”, “Government, Institution or Community”, “Other Specified Uses” and “Open Space”	1				1
《註釋》 Notes	1			1	2
總數 Total	10	1	3	13	27

Decisions on section 12A Applications for Amendment of Plan considered by the Town Planning Board from 2012 to 2014 (Rural Areas)

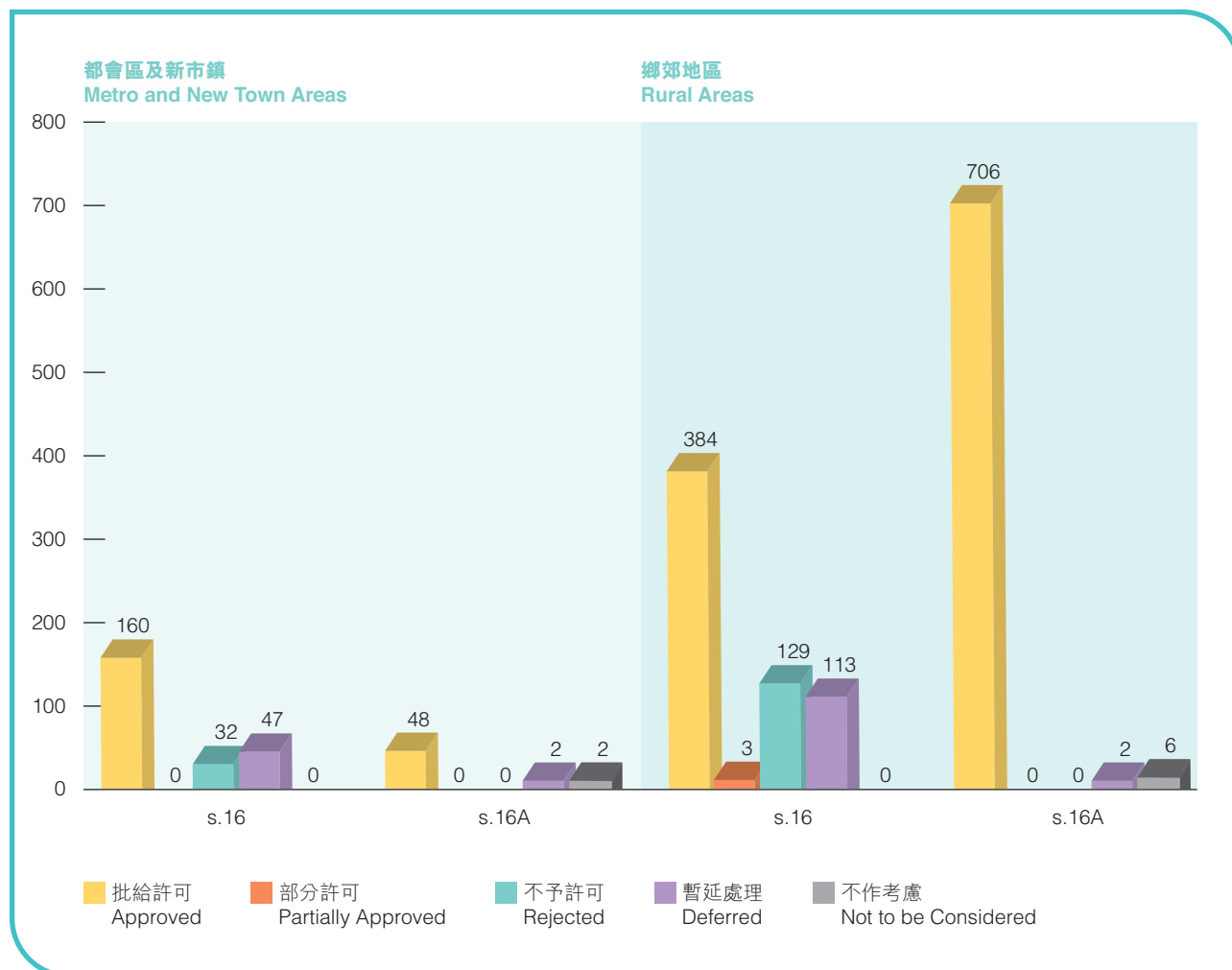
擬議修訂 Proposed Amendment	決定 Decision				
	不接納 Not Agreed	接納 Agreed	部分接納 Partially Agreed	暫延處理 Deferred	總數 Total
2012					
「商業」 “Commercial”			1		1
「綜合發展區」 “Comprehensive Development Area”	1	1		1	3
「政府、機構或社區」 “Government, Institution or Community”	2			1	3
「其他指定用途」及「綠化地帶」 “Other Specified Uses” & “Green Belt”				1	1
「其他指定用途」 “Other Specified Uses”	2			1	3
「住宅」 “Residential”		1			1
「政府、機構或社區」及「住宅」 “Government, Institution or Community” and “Residential”				1	1
「鄉村式發展」 “Village Type Development”	3	1			4
總數 Total	8	3	1	5	17

擬議修訂 Proposed Amendment	決定 Decision				
	不接納 Not Agreed	接納 Agreed	部分接納 Partially Agreed	暫延處理 Deferred	總數 Total
2013					
「商業」 “Commercial”				1	1
「政府、機構或社區」 “Government, Institution or Community”				1	1
「住宅」 “Residential”		1			1
「鄉村式發展」 “Village Type Development”	2	1		1	4
「其他指定用途」及「綠化地帶」 “Other Specified Uses” and “Green Belt”	1				1
「其他指定用途」及「休憩用地」 “Other Specified Uses” and “Open Space”	1				1
「其他指定用途」 “Other Specified Uses”	1			1	2
總數 Total	5	2	0	4	11

擬議修訂 Proposed Amendment	決定 Decision				
	不接納 Not Agreed	接納 Agreed	部分接納 Partially Agreed	暫延處理 Deferred	總數 Total
2014					
「商業」 “Commercial”				2	2
「綜合發展區」 “Comprehensive Development Area”				1	1
「政府、機構或社區」 “Government, Institution or Community”				3	3
「住宅」 “Residential”				2	2
「住宅」及「休憩用地」 “Residential” and “Open Space”				1	1
「鄉村式發展」 “Village Type Development”	3			1	4
「鄉村式發展」及「綠化地帶」 “Village Type Development” and “Green Belt”	1				1
「其他指定用途」及「綠化地帶」 “Other Specified Uses” and “Green Belt”	1				1
「其他指定用途」 “Other Specified Uses”				1	1
《註釋》 Notes	2				2
總數 Total	7	0	0	11	18

Appendix 4 : Planning Applications

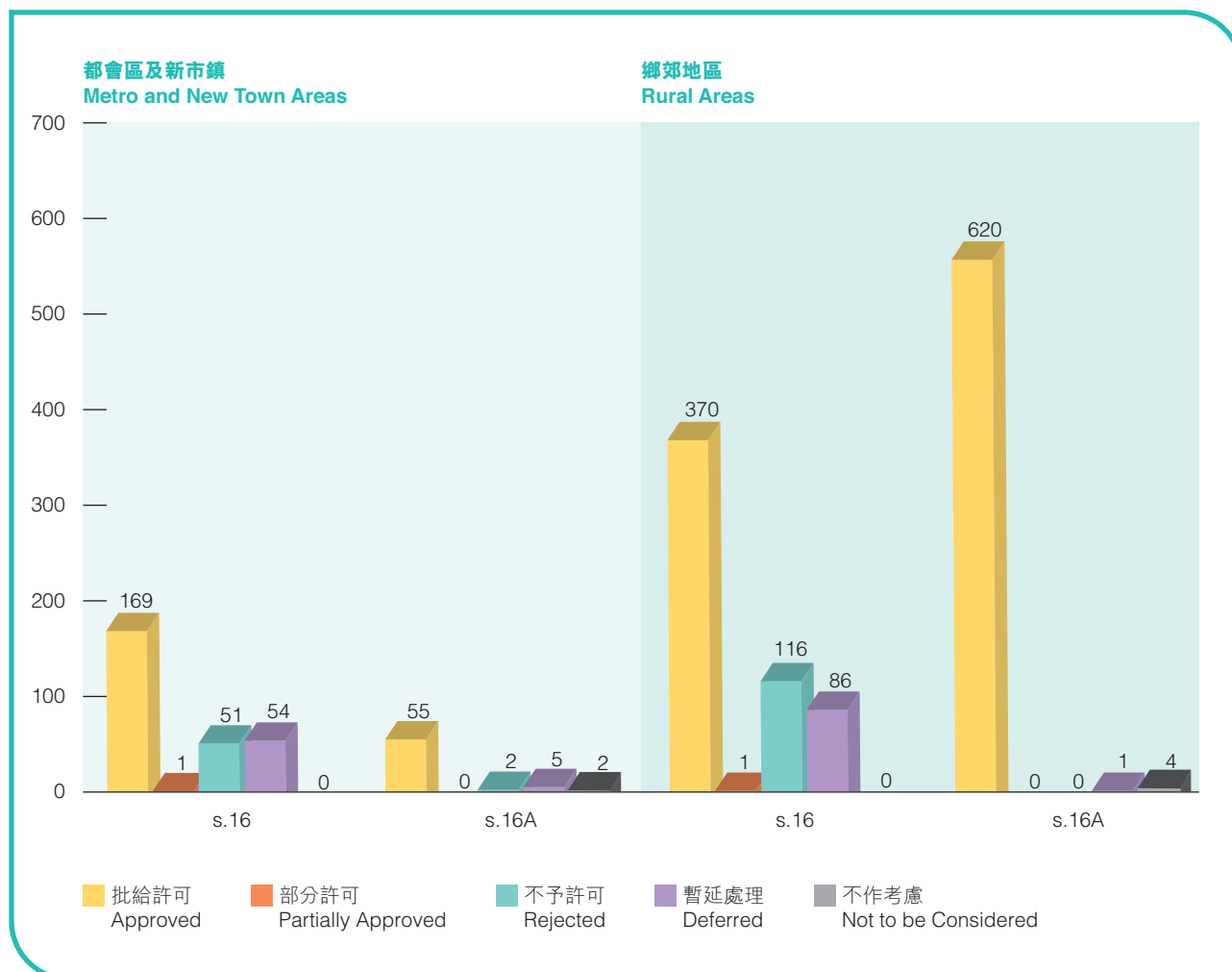
Decisions on Planning Applications considered under Section 16 and 16A of the Town Planning Ordinance in 2012 (by Broad Geographical Area)



Total No. of Applications

	都會區及新市鎮 Metro and New Town Areas	鄉郊地區 Rural Areas	總數 Total
第 16 條 Section 16	239	629	868
第 16A 條 Section 16A	52	714	766

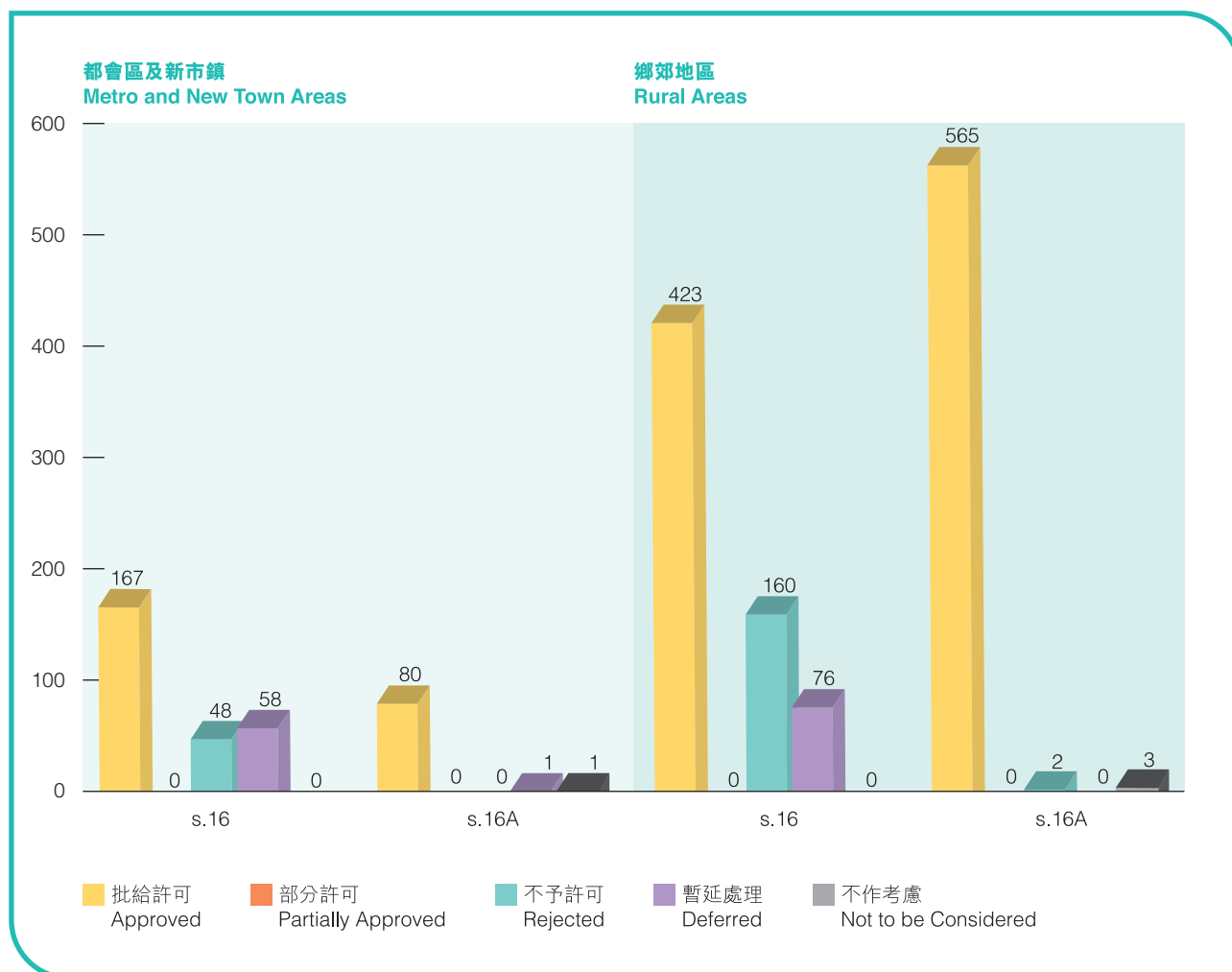
Decisions on Planning Applications considered under Section 16 and 16A of the Town Planning Ordinance in 2013 (by Broad Geographical Area)



Total No. of Applications

	都會區及新市鎮 Metro and New Town Areas	鄉郊地區 Rural Areas	總數 Total
第 16 條 Section 16	275	573	848
第 16A 條 Section 16A	64	625	689

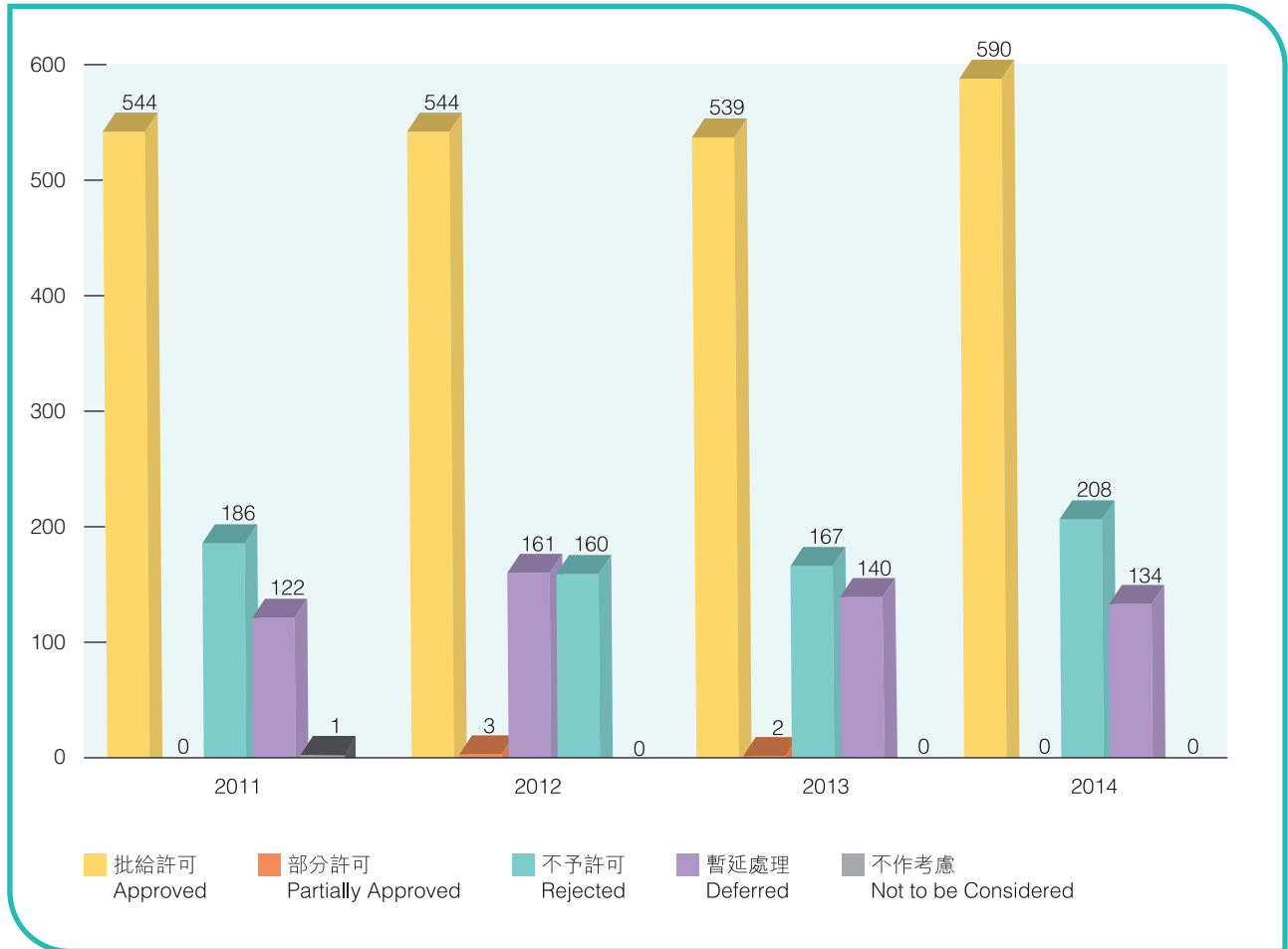
Decisions on Planning Applications considered under Section 16 and 16A of the Town Planning Ordinance in 2014 (by Broad Geographical Area)



Total No. of Applications

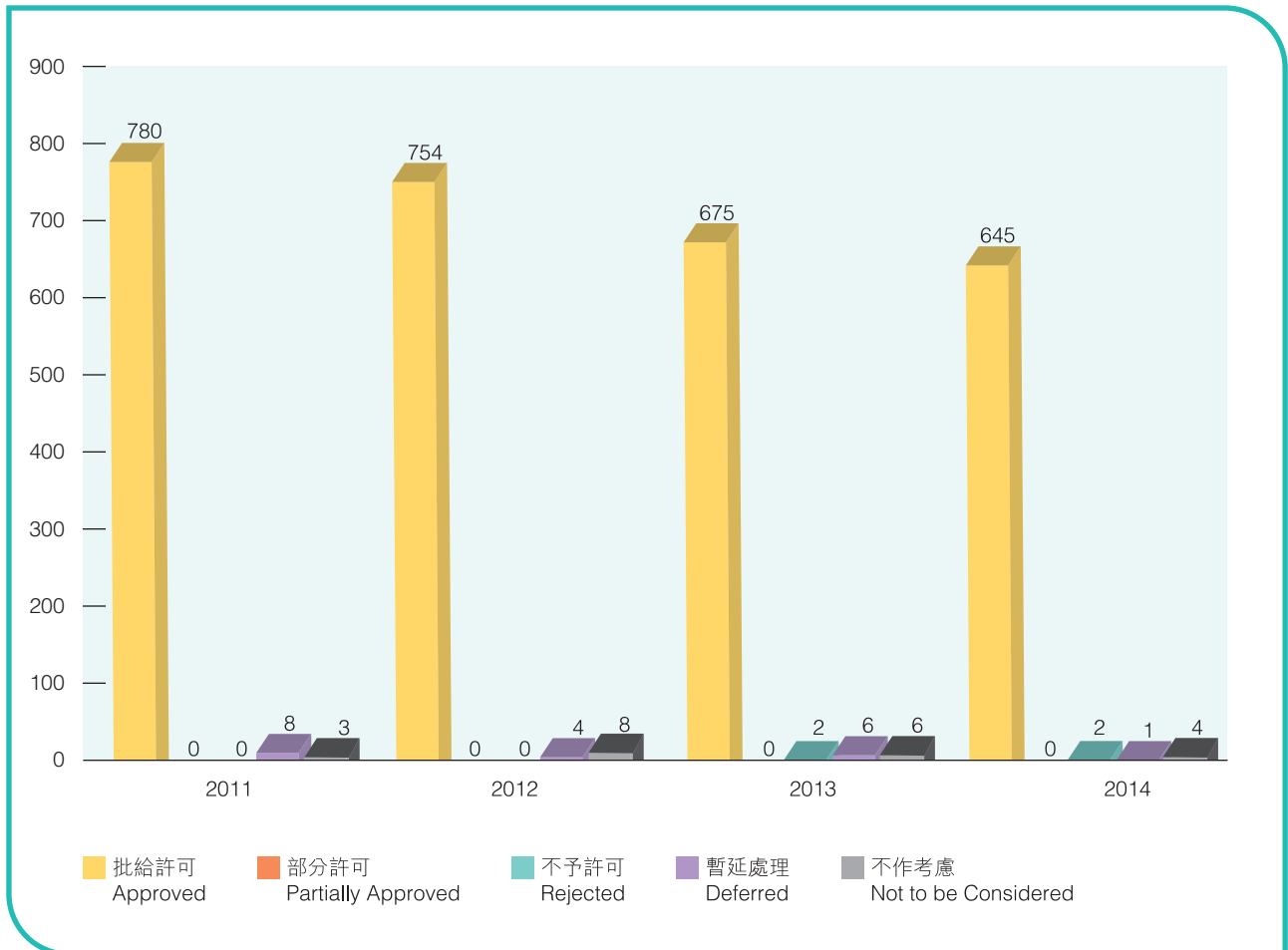
	都會區及新市鎮 Metro and New Town Areas	鄉郊地區 Rural Areas	總數 Total
第 16 條 Section 16	273	659	932
第 16A 條 Section 16A	82	570	652

Comparison of Decisions on Planning Applications considered under Section 16 of the Town Planning Ordinance from 2011 to 2014



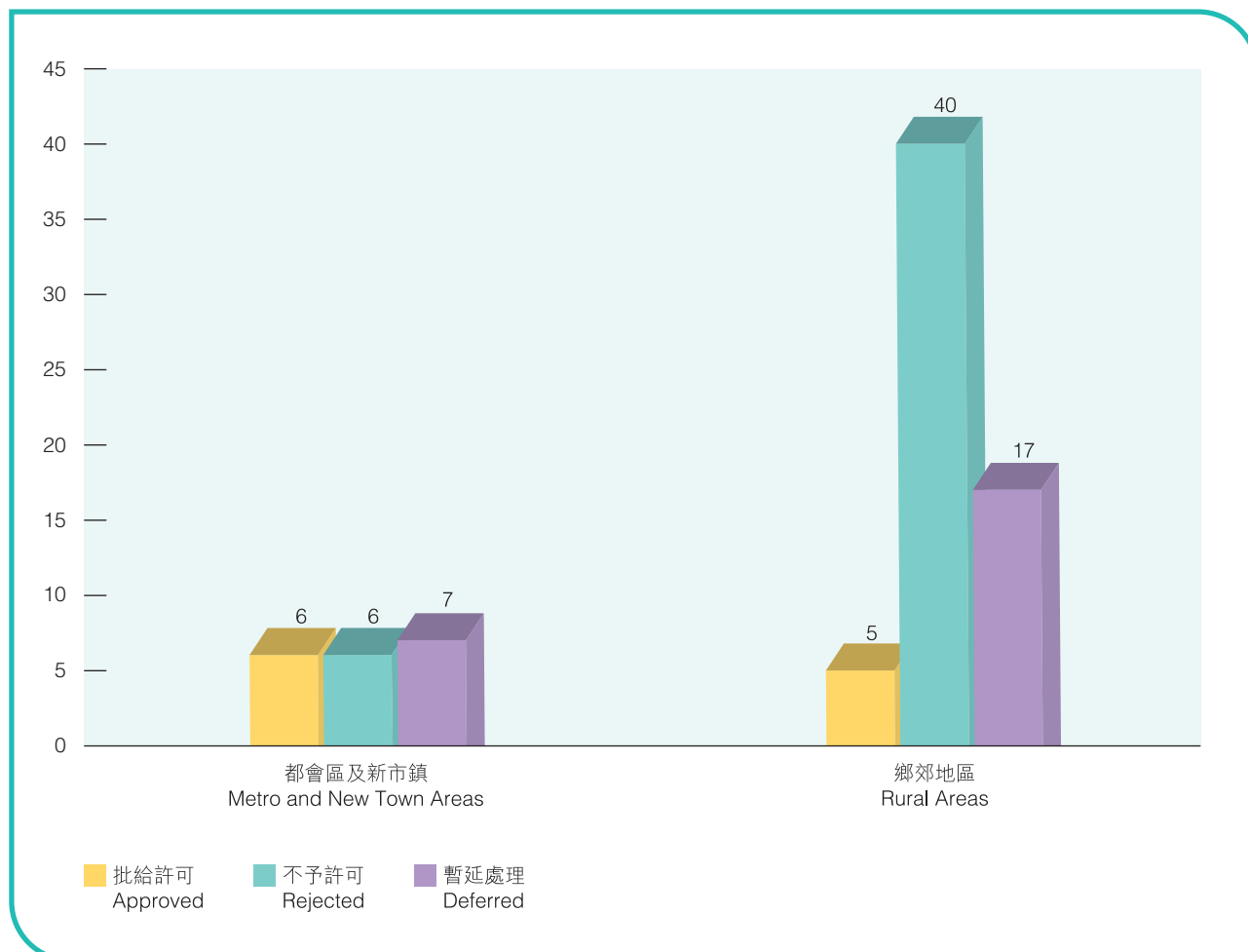
申請個案總數目 Total No. of Applications		2011	2012	2013	2014
第 16 條 Section 16		853	868	848	932

Comparison of Decisions on Planning Applications considered under Section 16A of the Town Planning Ordinance from 2011 to 2014



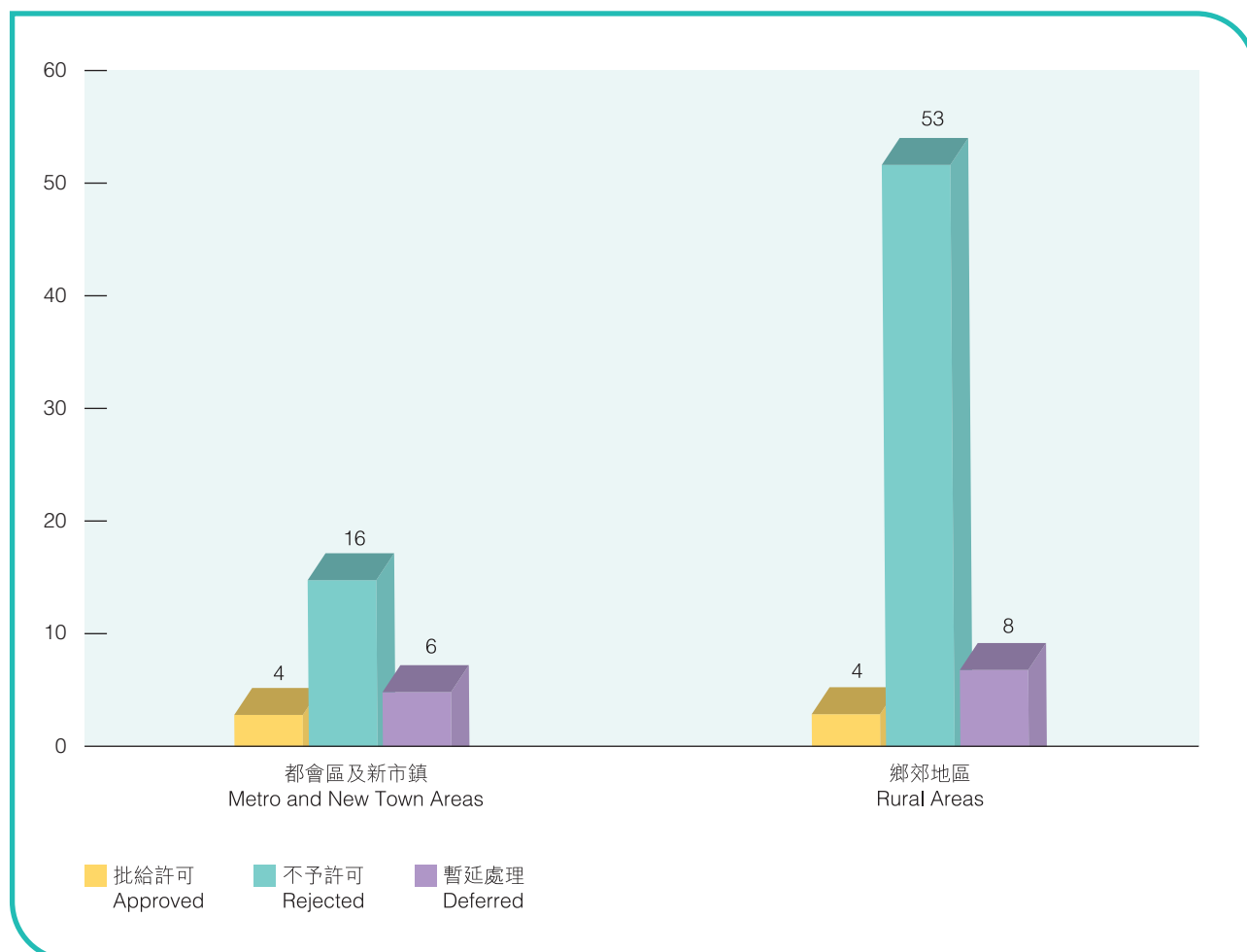
申請個案總數目 Total No. of Applications		2011	2012	2013	2014
第 16A 條 Section 16A		791	766	689	652

Decisions on Planning Applications reviewed under Section 17 of the Town Planning Ordinance in 2012 (by Broad Geographical Area)



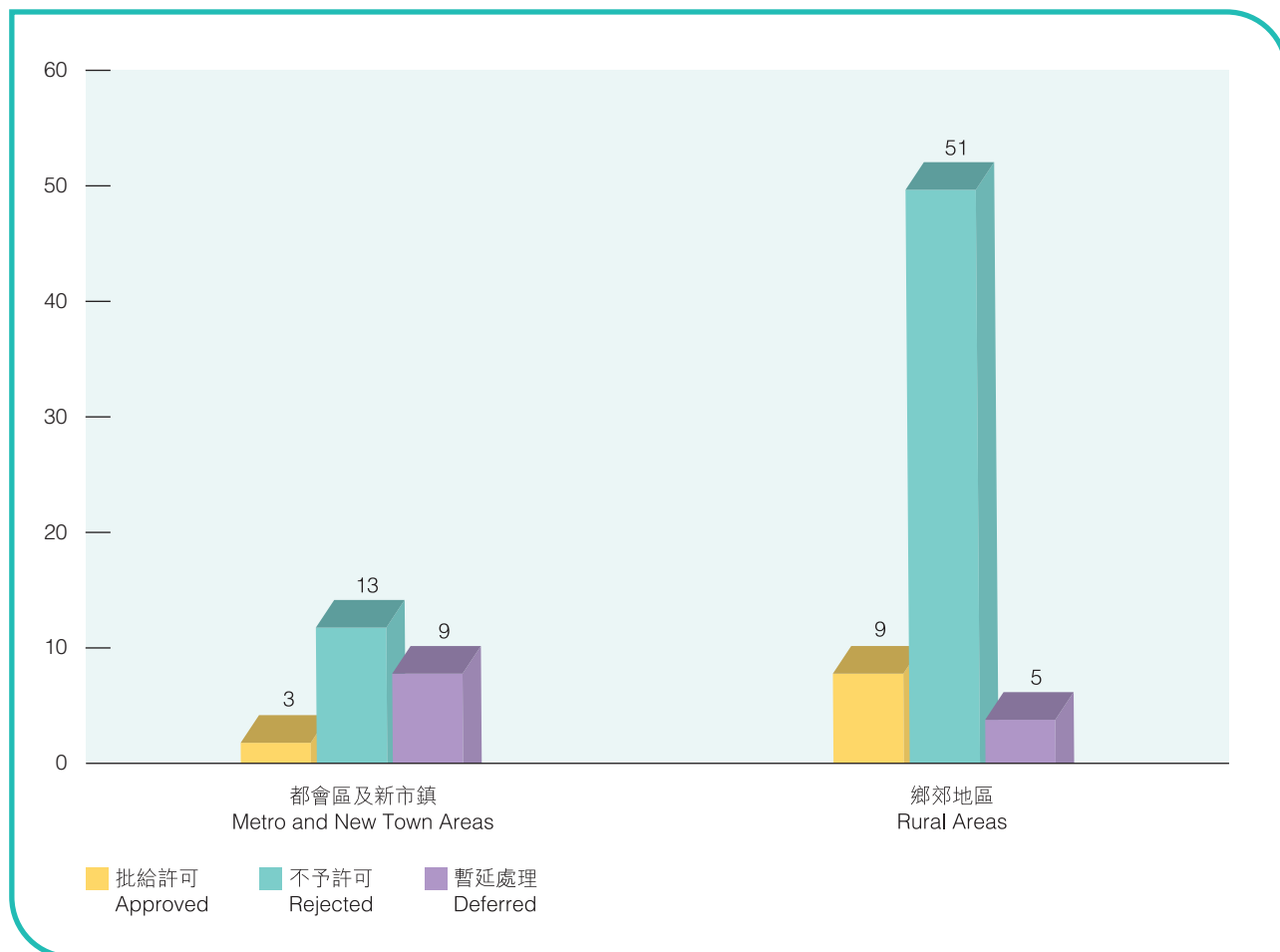
覆核申請個案總數目 Total No. of Applications Reviewed			
	都會區及新市鎮 Metro and New Town Areas	鄉郊地區 Rural Areas	總數 Total
第 17 條 Section 17	19	62	81

Decisions on Planning Applications reviewed under Section 17 of the Town Planning Ordinance in 2013 (by Broad Geographical Area)



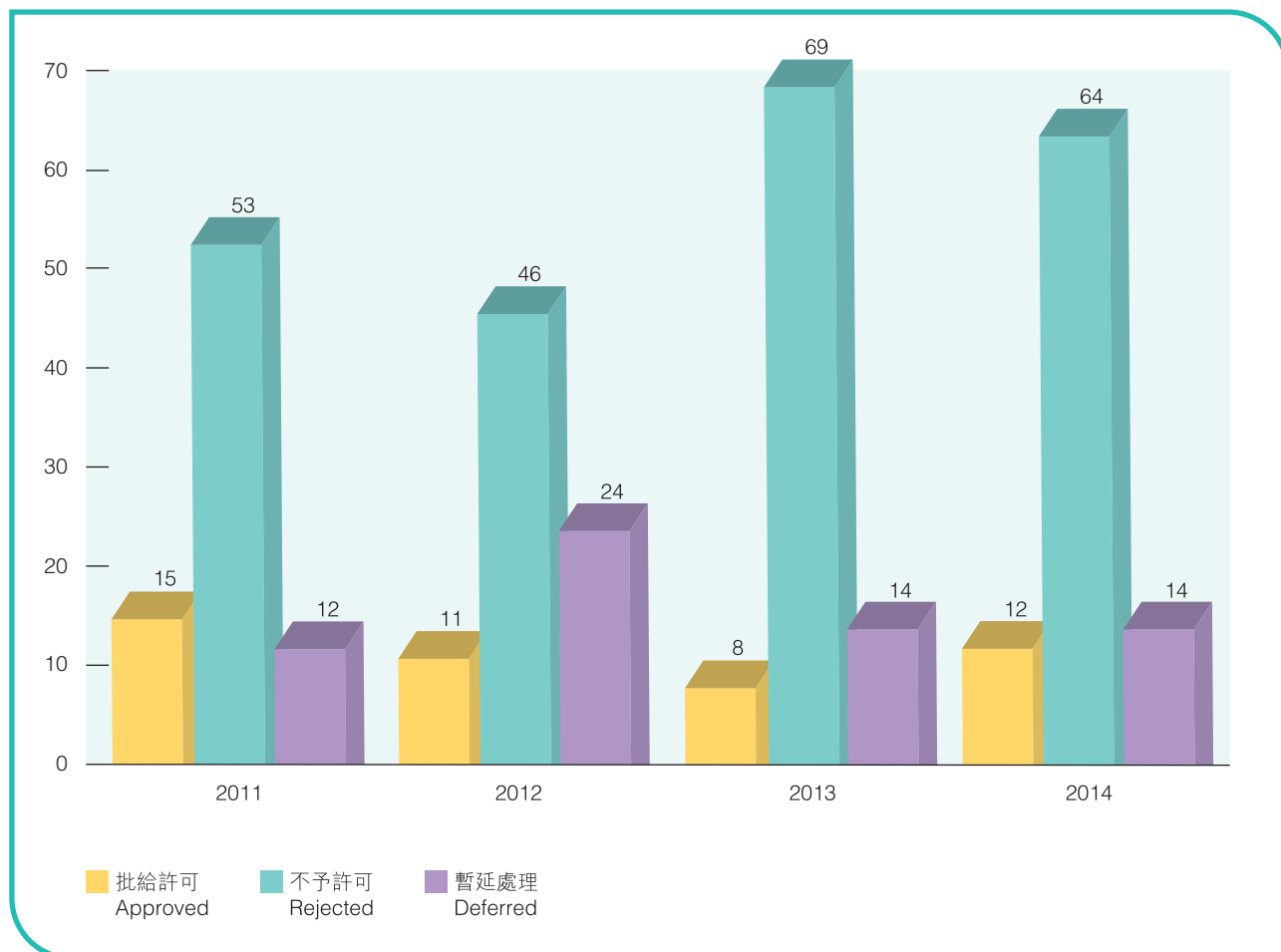
覆核申請個案總數目 Total No. of Applications Reviewed			
	都會區及新市鎮 Metro and New Town Areas	鄉郊地區 Rural Areas	總數 Total
第 17 條 Section 17	26	65	91

Decisions on Planning Applications reviewed under Section 17 of the Town Planning Ordinance in 2014 (by Broad Geographical Area)



覆核申請個案總數目 Total No. of Applications Reviewed			
	都會區及新市鎮 Metro and New Town Areas	鄉郊地區 Rural Areas	總數 Total
第 17 條 Section 17	25	65	90

Comparison of Decisions on Planning Applications reviewed under Section 17 of the Town Planning Ordinance from 2011 to 2014



覆核申請個案總數目 Total No. of Applications Reviewed				
	2011	2012	2013	2014
第 17 條 Section 17	80	81	91	90

Appendix 5 : List of Town Planning Board Guidelines as at 31 December 2014

規劃指引編號 TPB PG-No.	有關事項 Subject Matter
2B	就附服務設施住宅所實施的臨時規劃管制 Interim Planning Control on Service Apartment
5	擬在住宅（甲類）地帶發展辦公樓宇而按照城市規劃條例第 16 條提出的規劃申請 Application for Office Development in Residential (Group A) Zone under Section 16 of the Town Planning Ordinance
8	擬在休憩用地、政府、機構或社區地帶及道路的地下發展商業/泊車設施而按照城市規劃條例第 16 條提出的規劃申請 Application for Underground Development of Commercial/Car Parking Facilities beneath Open Space, Government, Institution or Community Zones and Road under Section 16 of the Town Planning Ordinance
10	擬在綠化地帶進行發展而按照城市規劃條例第 16 條提出的規劃申請 Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance
11	擬在發展審批地區圖上的未指定用途地區作工廠/工場/貨倉用途而按照城市規劃條例第 16 條提出的規劃申請 Application for Factory/Workshop/Warehouse Use within Unspecified Use Area on Development Permission Area Plans under Section 16 of the Town Planning Ordinance
12C	擬於后海灣地區內進行發展而按照城市規劃條例第 16 條提出的規劃申請 Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance
13E	擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請 Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance
14B	擬作商營浴室及按摩院用途而按照城市規劃條例第 16 條提出的規劃申請 Application for Commercial Bathhouse and Massage Establishment under Section 16 of the Town Planning Ordinance
15A	擬在鄉郊地區的「鄉村式發展」地帶內開設食肆而按照城市規劃條例第 16 條提出的規劃申請 Application for Eating Place within "Village Type Development" Zone in Rural Areas under Section 16 of the Town Planning Ordinance
16	擬在「政府、機構或社區」地帶內發展/重建作「政府、機構或社區」用途以外的用途而按照城市規劃條例第 16 條提出的規劃申請 Application for Development/Redevelopment within "Government, Institution or Community" Zone for Uses other than Government, Institution or Community Uses under Section 16 of the Town Planning Ordinance

規劃指引編號 TPB PG-No.	有關事項 Subject Matter
17	指定「綜合發展區」地帶及監察「綜合發展區」發展計劃的進度 Designation of “Comprehensive Development Area” (“CDA”) Zones and Monitoring the Progress of “CDA” Developments
18A	根據城市規劃條例第 4A (2) 條的規定呈交總綱發展藍圖 Submission of Master Layout Plan under Section 4A(2) of the Town Planning Ordinance
20	履行規劃許可附帶條件的規定 Compliance of Approval Conditions
22D	在「其他指定用途」註明「商貿」地帶內進行的發展 Development within “Other Specified Uses (Business)” Zone
23A	擬在九龍塘花園洋房區開辦幼稚園／幼兒中心，而根據城市規劃條例第 16 條提出的規劃申請 Application for Kindergarten/Child Care Centre in Kowloon Tong Garden Estate under Section 16 of the Town Planning Ordinance
24C	有關市區及新市鎮地區內的現有用途的釋義 Interpretation of Existing Use in the Urban and New Town Areas
25D	在「工業」地帶內進行的用途／發展 Use/Development within “Industrial” Zone
26A	有關規劃許可停止生效的規定 Lapsing of Planning Permissions
27	提交概念圖則以支持按照城市規劃條例第 16 條提出的規劃申請 Submission of Concept Plan in support of Section 16 Application
29A	提交及公布申述、對申述的意見及進一步申述 Submission and Publication of Representations, Comments on Representations and Further Representations
30A	公布修訂圖則申請、規劃許可申請及覆核申請以及就各類申請提交意見 Publication of Applications for Amendment of Plan, Planning Permission and Review and Submission of Comments on Various Applications
31A	按照第 12A 條及第 16 條的規定取得擁有人的同意／向擁有人發給通知 'Owner's Consent/Notification' Requirements under Sections 12A and 16
32	就修訂圖則申請、規劃許可申請及覆核申請提交進一步資料 Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review
33	延期對申述、意見及進一步申述及申請作出決定 Deferral of Decision on Representations, Comments, Further Representations and Applications
34B	有關臨時用途或發展的規劃許可續期及延長履行規劃許可附帶條件的期限 Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development
35C	延長展開發展的期限 Extension of Time for Commencement of Development

規劃指引編號 TPB PG-No.	有關事項 Subject Matter
36A	對核准發展計劃作出 A 類及 B 類修訂 Class A and Class B Amendments to Approved Development Proposals
38	指定「其他指定用途」註明「鄉郊用途」地帶及擬在「其他指定用途」註明「鄉郊用途」地帶內進行發展而根據城市規劃條例第 16 條提出的規劃申請 Designation of “Other Specified Uses” annotated “Rural Use” (“OU(RU)”) Zone and Application For Development Within “OU(RU)” Zone under Section 16 of The Town Planning Ordinance
39	就規劃大綱向區議會作出的諮詢 Consultation With District Councils On Planning Briefs
40	擬作補習學校用途而根據城市規劃條例第 16 條提出的規劃申請 Application for Tutorial School under Section 16 of The Town Planning Ordinance
41	就規劃申請向城市規劃委員會提交視覺影響評估資料的指引 Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board
42	指定「其他指定用途」註明「混合用途」地帶及擬在「其他指定用途」註明「混合用途」地帶內進行發展而根據城市規劃條例第 16 條提出的規劃申請 Designation of “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) Zone and Application For Development Within “OU(MU)” Zone under Section 16 of The Town Planning Ordinance



城市規劃委員會網址：
Town Planning Board Website:

www.tpb.gov.hk

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