

List of “CDA” Sites with No Valid Approved MLP and Proposed for Retention
(Total: 8 – NTW 3, NTW 53, NTW 54, NTW 55, NTE 9, SK-A1, NTI 5 and TKO 1)
(Plans 6 to 13)

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
NTW 3 (Plan 6)	Tai Kiu Village, Yuen Long, New Territories (zoned “CDA” on Yuen Long OZP) (2 ha) (multiple ownership)	20	<ul style="list-style-type: none"> The site is subject to a maximum domestic plot ratio (PR) of 5 or a maximum non-domestic PR of 9.5. An application (No. A/YL/136) for comprehensive commercial/residential development was approved with conditions by the Committee in 2010, and the validity of the planning permission was subsequently extended to 27.8.2018. As there was no major progress in implementation of the approved scheme during the extension period, the planning permission lapsed on 28.8.2018. The “CDA” designation is recommended to be retained to ensure that various environmental, traffic, heritage, infrastructure and other constraints could be properly addressed through comprehensive development.
NTW 53 (Plan 7)	Site to the east of Tsun Wen Road, Tuen Mun, New Territories (zoned “CDA(1)” on Tuen Mun OZP) (1.57 ha) (multiple ownership)	11	<ul style="list-style-type: none"> The three sites were rezoned from “I” and “O” to “CDA(1)” (NTW 53), and “I” to “CDA(2)” (NTW 54 and 55) based on the recommendations of the Area Assessments 2009 of Industrial Land in the Territory. NTW 53 (maximum domestic PR of 5 or a maximum non-domestic PR of 9.5) is intended to be redeveloped for residential use with some retail and government, institution and community (GIC) facilities, whilst NTW 54 and NTW 55 (both maximum PR of 9.5) are intended to be redeveloped for commercial use. All are subject to a maximum building height (BH) of 100mPD.
NTW 54 (Plan 8)	Site to the west of Tsun Wen Road, Tuen Mun, New Territories (zoned “CDA(2)” on Tuen Mun OZP)	11	<ul style="list-style-type: none"> NTW 54 and NTW 55 are occupied by a bus depot and an overhaul centre respectively. NTW 53 is now mainly occupied by a warehouse, an industrial building and a public toilet. A s.12A application (No. Y/TM/28) for rezoning NTW 53 and NTW 54 and area

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	(1.37 ha) (single ownership)		<p>shown as ‘Road’ to “C(2)” is tentatively scheduled for consideration by the Committee on 19.5.2023.</p> <ul style="list-style-type: none"> The sites are subject to adverse traffic, railway and industrial noise impact and infrastructural constraints. The “CDA” zoning is to avoid piecemeal developments subject to industrial/residential (I/R) interface problem and noise impact, and to ensure that the infrastructural constraints would be satisfactorily addressed. Control on the design of these sites is also important to create a more functional, interesting and aesthetically pleasing town core. Development of the sites will require relocation of the existing bus depot and overhaul centre. In view of the above, the “CDA” designations of these sites should be retained.
NTW 55 (Plan 9)	<p>Junction of Ho Tin Street and Kin On Street, Tuen Mun, New Territories</p> <p>(zoned “CDA(2)” on Tuen Mun OZP)</p> <p>(2.09 ha)</p> <p>(single ownership)</p>	11	
NTE 9 (Plan 10)	<p>Near Ma Liu Shui San Tsuen, Lung Yeuk Tau, Fanling, New Territories</p> <p>(zoned “CDA” on Lung Yeuk Tau and Kwai Tei South OZP)</p> <p>(0.8 ha)</p> <p>(single ownership)</p>	26	<ul style="list-style-type: none"> The “CDA” zone with a maximum permitted non-domestic PR of 0.9, a maximum site coverage (SC) of 46% and a building height restriction (BHR) of 12m is to facilitate the comprehensive redevelopment of an existing soy sauce factory near Ma Liu Shui San Tsuen and relocation of the existing soy sauce factory in Kwai Chung under the same owner. The existing factory in Kwai Chung is the subject of an application for proposed comprehensive development for flat, eating place, shop and services and office uses approved with conditions by the Committee in 2019. The validity of the planning permission was subsequently extended to 22.3.2027. “Food Production/Processing Plant” is under Column 2 of the Notes of the “CDA” zone. In 1997, the Board approved an application (No. A/NE-LYT/104) for minor relaxation of non-domestic PR to 0.937 and non-domestic SC to 50.58% at the site for redevelopment of a food processing workshop. The planning permission was extended to 3.7.2010. As the land exchange to effect the proposed redevelopment was not executed and there

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			<p>was no approved building plans (BPs) for the proposed development, the planning permission lapsed on 4.7.2010.</p> <ul style="list-style-type: none"> Notwithstanding that there is currently no approved MLP covering the site, the “CDA” zoning is proposed to be retained taking into account the following: <ol style="list-style-type: none"> the relocation proposal of the soy sauce factory from Kwai Chung to the site in Lung Yeuk Tau is now under consideration by the applicant; the planning intention of the “CDA” site to facilitate comprehensive redevelopment of an existing soy sauce factory and relocation of the factory in Kwai Chung remains valid; and to retain appropriate planning control over the future development /redevelopment of the subject site through the submission of MLP and relevant technical assessments with a view to avoiding causing unacceptable environmental impacts on the adjoining residential uses within the “R(C)” zone and the village developments within the “V” zones in the vicinity.
SK-A1 (Plan 11)	<p>Kap Pin Long, Sai Kung, New Territories</p> <p>(zoned “CDA” on Pak Kong and Sha Kok Mei OZP)</p> <p>(1.29 ha)</p> <p>(single ownership)</p>	24	<ul style="list-style-type: none"> In 1998, the Board agreed to rezone the site from “R(D)” and “GB” to “CDA” subject to a maximum PR of 0.2, a maximum SC of 20% and a maximum BH of 2 storeys over one storey of carport, mainly on the consideration that the “CDA” zoning would provide necessary mechanism to ensure preservation of the trees within the site and to protect the adjoining streamcourse and character of the “GB” zone in the north. In 1999, the Board approved the MLP for 21 two-storey houses with ancillary recreational and supporting facilities, and the planning permission was extended to 2.7.2010. BPs for the approved MLP were submitted but rejected and the approval conditions of the MLP were not complied with. The planning permission lapsed on 3.7.2010.

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			<ul style="list-style-type: none"> It is recommended to retain the “CDA” zone to ensure that the concerns on the natural environment could be properly addressed through comprehensive development.
NTI 5 (Plan 12)	Sok Kwu Wan, Lamma Island, New Territories (zoned “CDA” on Lamma Island OZP) (1.99 ha) (single ownership)	22	<ul style="list-style-type: none"> The site is subject to a maximum gross floor area (GFA) of 12,000m², a maximum SC of 40% and a maximum BH of 3 storeys (9m). The site is occupied by a cement plant. With an open sea view and easy accessibility to Sok Kwu Wan ferry pier, the site has potential for a comprehensive residential development. It is located to the immediate southwest of the ex-Lamma Quarry (ELQ) which is the subject of “Planning and Engineering Study on Future Land Use at ELQ Area at Sok Kwu Wan, Lamma Island – Feasibility Study” (“the Study”). The Study was completed in March 2020. Taking into account the findings of the Study, previous comments received at the Community Engagement activities, cost effectiveness of the development and the overall land supply strategy, the Government would review the way forward and implementation of the ELQ. Pending a decision on the ELQ, the “CDA” site would also be reviewed when opportunity arises.
TKO 1 (Plan 13)	Ying Yip Road, Tseung Kwan O Area 92 and adjoining Government land, New Territories (zoned “CDA” on Tseung Kwan O OZP) (4.26 ha) (single ownership)	27	<ul style="list-style-type: none"> The site was rezoned from “OU(Film Studio)” and “Undetermined” to “CDA” subject to a maximum GFA of 15,700m² and a maximum BH of 6 storeys over one level of carport to meet an objection submitted by the then lot owners to phase out the existing film studio for comprehensive residential development. Two applications for relaxing the GFA and BHR were rejected by the Committee in 2005 and 2007 respectively. The “CDA” zone is proposed to be retained to ensure that possible traffic, environmental, visual and landscape impacts could be properly addressed through comprehensive development.

List of “CDA” Sites with No Valid Approved MLP and Subject to On-going Review
(Total: 8 – NTW 9, NTW 17, NTW 18, NTW 21, NTW 40, NTW 50, NTW 51 and NTW 52)
(Plans 14 to 19)

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Review
NTW 9 (Plan 14)	Lok On Pai Ex-desalting Plants, Tsing Fat Street, Tuen Mun, New Territories (zoned “CDA” on Tuen Mun OZP) (9 ha) (Government land)	28	<ul style="list-style-type: none"> The site is subject to a maximum PR of 1.3 and maximum BH of 41mPD. In the interim, the site will be temporarily used for light public housing development. The large waterfront site is subject to various infrastructural constraints and the future residential development should take into account various planning considerations such as visual prominence of the site, environmental quality, traffic capacity and infrastructural provisions. Given its large site area, it will make a contribution towards flat production. Subject to improvements on infrastructural and traffic capacities in the wider area, there may be scope to review the development potential of the site. The “Study for Developments of Tuen Mun East and Adjacent Green Belt Cluster – Feasibility Study” covering the site and other sites in Tuen Mun East would be commissioned to ensure that the traffic, environmental and infrastructural constraints could be properly addressed for any proposed increase of development intensity.
NTW 17 (Plan 15)	South of Tam Mei Barracks, Ngau Tam Mei, Yuen Long, New Territories (zoned “CDA” on Ngau Tam Mei OZP) (19.68 ha) (multiple ownership)	28	<ul style="list-style-type: none"> The site is subject to a maximum GFA of 79,000m² and a maximum BH of 3 storeys including car park. An application (No. A/YL-NTM/223) covering the northern portion of the “CDA” site for a low-rise residential development of 136 houses was rejected by the Committee in 2009. A s.12A application (No. Y/YL-NTM/3) for rezoning the site to Option 1 – “R(B)1” or Option 2 – “CDA(2)” for comprehensive residential development with commercial facilities was withdrawn in 2018. The Northern Link (NOL), being one of the new railway projects proposed under the

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Review
			<p>Railway Development Strategy 2014, is running close to the “CDA” site. In December 2020, the Government invited the MTR Corporation Limited (MTRC) to commence detailed planning and design of the NOL. The design of the NOL Phase 2 (NOL Main Line) will be completed in 2023 to allow construction in 2025. While the proposal will enhance the development potential of the site, it will also pose environmental and design constraints to the site.</p> <ul style="list-style-type: none"> • Having considered the proposed NOL and changing planning circumstances in the area, the Government suggested that a study should be conducted to examine, among others, the prospect of increasing housing sites and unleashing the development potential brought about by the proposed NOL. In November 2021, the Planning Department (PlanD) and Civil Engineering and Development Department (CEDD) jointly commissioned the Ngau Tam Mei Land Use Review (NTM LUR) Study for completion by end 2024 tentatively which covers the subject site and a wider area. • The “CDA” designation will be reviewed with due regard to the impending finalisation of the NTM LUR Study.
NTW 18 (Plan 16)	<p>East of Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long, New Territories</p> <p>(zoned “CDA” on Ngau Tam Mei OZP)</p> <p>(9.62 ha)</p> <p>(multiple ownership)</p>	28	<ul style="list-style-type: none"> • The site is subject to a maximum GFA of 39,000m² and a maximum BH of 3 storeys including car park. • Three applications (Nos. A/YL-NTM/3, A/YL-NTM/235 and A/YL-NTM/274) for residential developments were withdrawn by the applicant in 2001, 2011 and 2014 respectively. • A s.12A application (No. Y/YL-NTM/8), submitted on 5.7.2022 for rezoning the site from “CDA” to “CDA(1)” with a maximum domestic/non-domestic PR of 4/0.7 and a maximum BH of 170mPD, is under processing. • Similar to the circumstances pertinent to NTW 17, the “CDA” designation will be

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			reviewed with due regard to the impending finalisation of the NTM LUR Study.
NTW 21 (Plan 17)	<p>Lots 2744 s.A RP, 2744 s.B RP in DD 124 and adjoining Government land, Tan Kwai Tsuen, Yuen Long, New Territories</p> <p>(zoned “CDA” on Tong Yan San Tsuen OZP)</p> <p>(0.99 ha)</p> <p>(single ownership)</p>	26	<ul style="list-style-type: none"> The site is subject to a maximum GFA of 9,925m² and a maximum BH of 4 storeys over single-storey car park. An application (No. A/YL-TYST/14) for residential development was approved with conditions by the Committee in 1997, and the planning permission was extended four times to 26.9.2009. Owing mainly to the need to resolve the road access issue, the land exchange had yet to be finalised. The planning permission lapsed on 27.9.2009. The issue of road access connecting the site to Tan Kwai Tsuen Road remains unresolved. The “CDA” site, together with adjoining land parcels to the north and east, has been shortlisted as one of the eight brownfield clusters for public housing development under PlanD’s “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” in 2020. The engineering feasibility study (EFS) commissioned by the CEDD in relation to the public housing development had commenced in June 2020 for completion in 2023 tentatively and the development intensity is under review. Subject to the findings of the EFS, amendments to the OZP will be proposed to facilitate the public housing development.
NTW 40 (Plan 18)	<p>Long Ha, Kam Tin, Yuen Long, New Territories</p> <p>(zoned “CDA” on Kam Tin North OZP)</p> <p>(11.28 ha)</p> <p>(multiple ownership)</p>	23	<ul style="list-style-type: none"> On 30.4.1999, the site and the strip of land in between were rezoned from “R(D)” to “CDA” and “OU(Railway Reserve)” to partially meet the objections, and to reflect the proposed railway alignment respectively. The site is subject to a maximum PR of 0.4 and a maximum BH of 4 storeys. The NOL running through the “CDA” site is one of the new railway projects proposed under the Railway Development Strategy 2014. In December 2020, the Government invited the MTRC to commence detailed planning and design of the NOL. The design of the NOL Phase 2 (NOL Main Line) will be completed in 2023 to allow construction in 2025. While the proposal

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			<p>will enhance the development potential of the site, it will also pose environmental and design constraints to the site.</p> <ul style="list-style-type: none"> The “CDA” designation will be reviewed with due regard to the impending finalisation of the NOL alignment.
NTW 50 (Plan 19)	<p>Site to the north-east of Long Tin Road, Yuen Long, New Territories</p> <p>(zoned “CDA” on Ping Shan OZP)</p> <p>(8.3 ha)</p> <p>(multiple ownership)</p>	12	<ul style="list-style-type: none"> The sites were rezoned from “Undetermined” to “CDA” based on a land use review conducted by PlanD in 2010. The sites are intended for low-rise and low-density development subject to a maximum PR of 0.4 and a maximum BH of 3 storeys. The sites are mainly occupied by temporary structures, vehicle parks, open storage yards, workshops and clusters of residential dwellings. They are also subject to adverse traffic, railway and industrial noise impact and infrastructural constraints. NTW 50 and NTW 51, together with the adjacent land parcels, were shortlisted as one of the eight brownfield clusters for public housing development under PlanD’s “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” in 2020. The EFS for public housing development at the sites commissioned by the CEDD had commenced in February 2021 for completion in 2023 tentatively. Subject to the findings of the EFS, amendments to the OZP will be proposed to facilitate the public housing development. NTW 52 is the subject of an application (No. A/YL-PS/642) for proposed residential development, which was rejected by the Committee on 24.12.2021 due to the failure of the applicant to demonstrate that the proposed development was in line with the Town Planning Board Guidelines No. 17A on Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments and that the proposed development would not generate adverse traffic and environmental impacts to the surrounding areas. Nevertheless, part of the site of NTW 52 and the adjoining land parcels to the north are covered by a Land Sharing Pilot Scheme
NTW 51 (Plan 19)	<p>Site to the west of Yung Yuen Road and north of Long Tin Road, Yuen Long, New Territories</p> <p>(zoned “CDA” on Ping Shan OZP)</p> <p>(5.1 ha)</p> <p>(multiple ownership)</p>	12	
NTW 52 (Plan 19)	<p>Site to the north-west of Long Ping Road, Yuen Long, New Territories</p> <p>(zoned “CDA” on Ping Shan OZP)</p> <p>(8.5 ha)</p>	12	

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	(multiple ownership)		<p>(LSPS) application for proposed public housing and private residential development with supporting facilities. On 3.11.2022, the Chief Executive in Council (CE in C) endorsed in-principle the LSPS application. It is anticipated that a total of 4,020 public housing units and 1,600 private residential units will be provided. Subject to the technical assessments to be conducted by the LSPS applicant to confirm the development parameters and ascertain the associated impacts, amendments to the OZP will be proposed to facilitate the planned development. The remaining “CDA” zone would be reviewed taking into account the surrounding land uses and infrastructural constraints.</p>

List of “CDA” Site with No Valid Approved MLP and Proposed for Rezoning
(Total: 1 – NTW 43)
(Plan 20)

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Rezoning
NTW 43 (Plan 20)	South-east of Tong Fong Tsuen and west of Ping Ha Road, Ping Shan, Yuen Long, New Territories (zoned “CDA” on Ping Shan OZP) (1.65 ha) (multiple ownership)	21	<ul style="list-style-type: none"> • The site is subject to a maximum PR of 1 and a maximum BH of 5 storeys including car park. • The site was once rezoned to “R(E)1” but was reinstated to “CDA” zone upon the decision of the Board in 2001 to partially meet an objection. • The site is abutting Castle Peak Road – Ping Shan and the Light Rail Transit. The area is subject to severe traffic congestion and I/R interface problems. • A s.12A application (No. Y/YL-PS/4) for rezoning part of the “CDA” zone and the adjoining “V” zone to “R(B)2” for proposed residential-cum-social welfare development was agreed by the Committee on 22.4.2022. The remaining portion of the “CDA” site with two factory buildings at the eastern portion of the site is proposed to be rezoned to appropriate zoning so as to facilitate early transformation of the area without compromising the environmental and traffic concerns. Corresponding amendments to the OZP will be proposed when opportunity arises.

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

(Total: 25 - NTW 5, NTW 6, NTW 8, NTW 31, NTW 39, NTW 41, NTW 49, NTW 56, NTW 57, YL 2, NTE 1, NTE 4, NTE 5, NTE 14, NTE 18, NTE 20, NTE 21, NTE 23, NTE 24, MOS 2, SK 3, SK 4, SK 6, TKO-A1 and TW 33)
(Plans 21 to 45)

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NTW 5 (Plan 21)	North-west of Pok Oi Interchange, Yuen Long, New Territories (Grand YOHO) (zoned “CDA” on Yuen Long OZP) (4.06 ha) (multiple ownership)	31	<ul style="list-style-type: none"> An application (No. A/YL/139) for amendment to the MLP for proposed comprehensive commercial/residential development and proposed pedestrian footbridge with retail use was approved with conditions by the Committee in 2006, and amendments to the approved MLP were approved with conditions by the Committee in 2010. Phases 1 and 2 of the development were completed. Completion of the remaining Phase 3 (comprising the remaining two building blocks T6 and T7) have been delayed due to structural impacts to the nearby Tuen Ma Line Viaduct. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 6 (Plan 22)	Junction of Castle Peak Road – Yuen Long and Yuen Ching Road, Yuen Long, New Territories (YOHO Midtown on part of the site) (zoned “CDA” on Yuen Long OZP) (3.50 ha) (multiple ownership)	31	<ul style="list-style-type: none"> Amendment to the MLP for proposed comprehensive commercial/residential development under Application No. A/YL/151 was approved with conditions by the Committee in 2007. Phase 1 development, known as YOHO Midtown, was completed in 2010. An application (No. A/YL/205) covering mainly Phases 2A, 2B and 3 for hotel and flat development was approved with conditions by the Committee in 2015, and the planning permission lapsed on 2.1.2023. Land exchange for hotel at Phase 2A is being processed. For the land portion at Phase 3, it was resumed under the Lands Resumption Ordinance (Cap. 124) for subsidised housing development in June 2022. An application

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			<p>(No. A/YL/298) covering mainly Phase 3 for proposed subsidised sale flats and social welfare facility with minor relaxation of PR restriction was approved with conditions by the Committee on 31.3.2023.</p> <ul style="list-style-type: none"> The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 8 (Plan 23)	<p>TMTL 463, Tuen Mun Area 55, New Territories</p> <p>(zoned “CDA” on Tuen Mun OZP)</p> <p>(3.03 ha)</p> <p>(single ownership)</p>	28	<ul style="list-style-type: none"> An application (No. A/TM/288) for residential development was approved with conditions by the Committee in 2002, and three applications for amendments to the approved scheme were approved with conditions in 2018 and 2019. Land exchange was executed in December 2018. The BPs for the approved scheme under A/TM/288-4 were approved on 12.11.2021. Construction work is underway. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 31 (Plan 24)	<p>East of Tai Lam Chung Nullah and Hong Kong Customs College, TMTL 417, Tai Lam Chung, Tuen Mun, New Territories</p> <p>(zoned “CDA” on So Kwun Wat OZP)</p> <p>(6.25 ha)</p> <p>(multiple ownership)</p>	26	<ul style="list-style-type: none"> An application (No. A/TM-SKW/32) for residential development with provision of village housing sites and GIC facilities (including public toilet, refuse collection point, public open space and public minibs terminal) was approved with conditions by the Committee in 2002. The latest BPs for the residential part of the proposed development were approved on 26.1.2023. Land exchange is being processed. The proposed road works in relation to the proposed residential development gazetted under Roads (Work, Use and Compensation) Ordinance (Cap. 370) was authorised by CE in C on 26.5.2022. The “CDA” designation should be retained to ensure implementation of the approved

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			MLP and compliance with approval conditions.
NTW 39 (Plan 25)	Various Lots and adjoining Government Land in DD107, Sha Po, Kam Tin, Yuen Long, New Territories (Park Yoho) (zoned “CDA” on Kam Tin North OZP) (28.98 ha) (single ownership)	23	<ul style="list-style-type: none"> An application (No. A/YL-KTN/118) for proposed residential development was first approved with conditions by the Committee in 2001, and amendments to the approved scheme were approved with conditions by the Committee in 2012. The lease for Phase 1 of the subject development was executed in August 2011. The BPs covering Phases 1 and 2 of the approved scheme were first approved in 2010 with various parts of Phase 1 completed since 2015. An application (No. A/YL-KTN/663) for amendments to the approved scheme of Phase 2 was approved with conditions by the Committee in 2020 (with a total of 4,282 flats for Phases 1 and 2). The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 41 (Plan 26)	Various Lots in DD130 to the North of Yuen Long Highway near Fuk Hang Tsuen, Yuen Long, New Territories (zoned “CDA” on Lam Tei and Yick Yuen OZP) (1.91 ha) (multiple ownership)	23	<ul style="list-style-type: none"> The site is the subject of two valid planning permissions. <u>Eastern Part</u> An application (No. A/TM-LTTY/249) for proposed comprehensive development (flat, house, village office and public open space) was approved with conditions by the Committee in 2013 and the s.17 review on an approval condition was also approved in 2014. Two applications for amendments to the approved schemes were approved with conditions in 2017 and 2020 respectively. The latest BPs were approved on 1.3.2022 and land exchange is being processed. Construction work has yet to be commenced. <u>Western Part</u> The site was sold by tender on 24.10.2018

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			<p>for private residential development.</p> <ul style="list-style-type: none"> • An application (No. A/TM-LTTY/383) for proposed residential development (house) was approved with conditions by the Committee on 21.8.2020. • The latest BPs were approved in March 2023. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 49 (Plan 27)	<p>Site abutting Tung Wui Road and Kam Po Road, Kam Tin, Yuen Long, New Territories</p> <p>(zoned “CDA” on Kam Tin South OZP)</p> <p>(2.51 ha)</p> <p>(multiple ownership)</p>	16	<ul style="list-style-type: none"> • The site comprises Areas (a) and (b). Building development is confined to Area (a) (about 1.3 ha) and Area (b) (about 1.2 ha) which comprises existing trees and abandoned meander retained under the drainage project that require preservation, is designated as landscaped area for public use where no building development is permitted. • The Land Use Review for Kam Tin South and Pat Heung (LUR) was completed in 2014 (covering the subject “CDA” site). In view of the infrastructural constraints, particularly the capacity of the sewage treatment facilities, the 14 potential housing sites identified in the LUR would be developed by phases. • While five of the 14 potential housing sites have been rezoned for housing development, the remaining nine sites (including the subject “CDA” site with a proposed PR of 2.1) would be subject to further study for provision of supporting infrastructure. • An application (No. A/YL-KTS/705) for proposed house development (comprising 68 two- to three-storey houses) was approved with conditions by the Committee in 2018. In approving the application, the Committee agreed to request PlanD to review the “CDA” zone with particular regard to the future zoning of Area (b). • A s.12A application (No. Y/YL-KTS/6) for increasing the maximum PR from 0.4 to 5

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
			<p>and maximum BH from 3 storeys (9m) to 69mPD to facilitate a private housing development was withdrawn in November 2020.</p> <ul style="list-style-type: none"> • Meanwhile, an application (No. A/YL-KTS/899) for proposed temporary transitional housing development for a period of three years was approved with conditions by the Committee on 24.9.2021. According to the applicant, transitional housing would be provided at the site for not less than seven years, and renewal of the planning permission granted by the Committee will be sought nearer the time. • Taking into account the above, it is appropriate to retain the “CDA” designation while a transitional housing development is being implemented.
NTW 56 (Plan 28)	<p>Cheung Chun San Tsuen, Kam Tin North, Yuen Long, New Territories</p> <p>(zoned “CDA” on Kam Tin North OZP)</p> <p>(17.1 ha)</p> <p>(multiple ownership)</p>	8	<ul style="list-style-type: none"> • The site is subject to possible noise impact from the proposed NOL running along its western boundary. There is also no proper vehicular access and the existing wetlands are encouraged to be provided/preserved, recreated or enhanced at the site. • An application (No. A/YL-KTN/604) for proposed flats, shop and services, eating place, school, social welfare facility and public transport terminus or station uses and minor relaxation of maximum PR and maximum BH (comprising a total of 28 residential towers for 3,891 flats) was approved with conditions by the Committee on 22.3.2019. The land exchange for Phase 1 development is being processed. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
NTW 57 (Plan 29)	So Kwun Wat Road, Tuen Mun Area 56, Tuen Mun, New Territories (zoned “CDA(3)” on Tuen Mun OZP) (2.75 ha) (single ownership)	5	<ul style="list-style-type: none"> • An application (No. A/TM/532) with MLP for proposed residential development was approved with conditions by the Committee on 3.5.2019. Land exchange was executed on 22.1.2021. The BPs of the proposed development were approved on 20.5.2022. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
YL 2 (Plan 30)	Area Covering the Tuen Ma Line Yuen Long Station and Its Adjoining Area, Yuen Long, New Territories (The YOHO Hub) (zoned “CDA” on Yuen Long OZP) (4.65 ha) (single ownership)	24	<ul style="list-style-type: none"> • An application (No. A/YL/209) with MLP for proposed comprehensive residential and commercial development with GIC facilities and public transport facilities was approved with conditions by the Committee in 2014. • Land grant was executed in 2015. Development on the northern portion of the site was completed in 2022. For the southern portion, the latest BPs were approved on 6.12.2022, and construction work is underway. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 1 (Plan 31)	SSL 2 RP and adjoining Government land, Sheung Shui Area 35, New Territories (zoned “CDA” on Fanling/Sheung Shui OZP) (3.6 ha)	28	<ul style="list-style-type: none"> • An application (No. A/FSS/156) for proposed residential development with a maximum PR of 0.8838 and a maximum BH of 3-4 storeys over 1-storey carport was approved with conditions by the Committee in 2003. • BPs were approved between 2007 and 2018. Construction work has yet to be commenced. • Three s.12A applications (Nos. Y/FSS/12, Y/FSS/14 and Y/FSS/15) for increasing the PR, SC and BH were submitted. One was rejected in 2017, one was not considered further by the Committee in 2019 upon the

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
	(single ownership)		<p>death of the applicant and one was withdrawn in 2020.</p> <ul style="list-style-type: none"> • A s.12A application (No. Y/FSS/19) for rezoning the site from “CDA” to “CDA(1)” with a maximum domestic PR of 4.3, a maximum non-domestic GFA of 2,708m², a maximum SC of 27% and a maximum BH of 130mPD was agreed by the Committee on 17.3.2023. The proposed amendments to the OZP were agreed by the Committee on 21.4.2023. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 4 (Plan 32)	<p>Fung Yuen, Tai Po Area 32, New Territories</p> <p>(zoned “CDA(1)” on Tai Po OZP)</p> <p>(18.37 ha)</p> <p>(multiple ownership)</p>	25	<ul style="list-style-type: none"> • An application (No. A/TP/267) for proposed comprehensive residential and agricultural development was approved with conditions by the Committee in 2000, and three applications for amendments to the approved scheme were approved with conditions in 2003 and 2004. • Phase 1 of the development portion as well as the agricultural portion was completed in 2015. • A s.12A application (No. Y/TP/30) for rezoning the southwestern portion of the site to “R(B)11” with maximum PR of 5 to facilitate a proposed residential development was withdrawn in 2021. • A s.12A application (No. Y/TP/38), submitted on 7.11.2022 for rezoning the southwestern portion of the site to “R(B)13” with maximum PR of 3.63 to facilitate a proposed residential development, is under processing. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 5	Sai Sha Road, Shap Sz Heung, New	26	<ul style="list-style-type: none"> • The Site is the subject of a number of planning applications approved between

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
(Plan 33)	<p>Territories</p> <p>(zoned “CDA” on Shap Sz Heung OZP)</p> <p>(64.48 ha)</p> <p>(multiple ownership)</p>		<p>2003 and 2022.</p> <p><u>Application No. A/NE-SSH/61</u></p> <ul style="list-style-type: none"> • An application (No. A/NE-SSH/61-1) for amendments to the approved scheme was approved by the Director of Planning (D of Plan) under the delegated authority of the Board in 2009, and the validity of the planning permission was subsequently extended to 8.5.2017. • The BPs for Sites A, B and C related to this approved scheme were approved in 2016 and 2017, while the land exchange in accordance with this approved scheme was executed in 2017. <p><u>Application No. A/NE-SSH/120</u></p> <ul style="list-style-type: none"> • Planning permission was granted by the Committee in 2019. Compared with the scheme under A/NE-SSH/61-1, the major changes include an increase in domestic, commercial and clubhouse GFA, maximum BH, number of flats and provision of additional public and GIC facilities. • The latest BPs for Sites A and B, and welfare centre and public vehicle park of Site C related to this approved scheme were approved in 2021 and 2022. • An application (No. A/NE-SSH/120-1) for amendments to the approved scheme was approved by the D of Plan under the delegated authority of the Board in 2020. The amendments mainly involved an increase of about 200 flats. • The latest BPs for Sites A, B and C related to the approved amendment scheme were approved in 2022. • Lease modification in accordance with the approved scheme under A/NE-SSH/120-1 was executed on 21.10.2021. <p><u>Application No. A/NE-SSH/142</u></p> <ul style="list-style-type: none"> • Planning permission was granted by the Committee on 23.9.2022. Compared with

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
			<p>the scheme under A/NE-SSH/120-1, the major changes include changes in types of outdoor recreational and sports facilities, number of ancillary blocks, building form, an increase in BH, change in configuration of reserved school sites and some alignment of access roads within Site C only.</p> <ul style="list-style-type: none"> • The latest BPs for recreation and sports centre of Site C related to this approved scheme were approved on 15.12.2022. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval condition.
NTE 14 (Plan 34)	<p>South of Castle Peak Road – Kwu Tung near Kam Tsin, Sheung Shui, New Territories</p> <p>(zoned “CDA(1)” on Kwu Tung South OZP)</p> <p>(3.86 ha)</p> <p>(single ownership)</p>	25	<ul style="list-style-type: none"> • An application (No. A/NE-KTS/267) for proposed houses was approved with conditions by the Committee in 2008. The BPs related to this approved scheme were approved in 2011. The land exchange was executed in 2018. • A s.12A application (No. Y/NE-KTS/12) for rezoning the site to “CDA(1)” and increasing the PR to 3 and BHR to 75mPD was agreed by the Committee on 20.9.2019. The site was rezoned to “CDA(1)” on 5.3.2021. • The latest application (No. A/NE-KTS/506) for proposed comprehensive residential development with commercial and social welfare facilities with minor relaxation of PR to 3.059 and BH to 81.5mPD was approved with conditions by the Committee on 26.8.2022. • The “CDA” designation should be retained to ensure implementation of the approved scheme and compliance with approval conditions.
NTE 18 (Plan 35)	<p>Lot 698 RP (Part) in DD 181 and adjoining Government land, Heung Fan Liu, Sha Tin, New Territories</p>	23	<ul style="list-style-type: none"> • Two applications (Nos. A/ST/696 and A/ST/851) for proposed residential development with club house and car parking facilities (Phases 1 and 2) were approved with conditions by the Board upon review and the Committee in 2010 and 2015

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
	(zoned “CDA” on Sha Tin OZP) (4.42 ha) (multiple ownership) <i>(Note: part of the site is held under adverse possession)</i>		respectively. Amendments to the approved scheme under A/ST/696 was approved with conditions by the Committee in 2021 and the validity of the planning permission under A/ST/851 was subsequently extended to 22.5.2023. <ul style="list-style-type: none"> • The BPs for Phases 1 and 2 of the approved scheme under A/ST/696 were approved in 2012. The BPs for Phase 1 of the approved scheme under A/ST/851 were approved in February 2023. • Land exchange for Phase 1 was approved in 2016. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 20 (Plan 36)	STTL 576 and adjoining Government land, Fo Tan, Sha Tin, New Territories (Fo Tan Station and Freight-yard) (zoned “CDA(1)” on Sha Tin OZP) (4.97 ha) (multiple ownership)	22	<ul style="list-style-type: none"> • In 2000, the Committee agreed to a request for rezoning the site to “CDA” to facilitate the proposed development with 191,100m² domestic floor space and 17,500m² retail floor space. • The site comprises three portions. S1 is a piece of private land while S2 and S3 are on Government land and MTRC vested land respectively. • The site is the subject of two applications (Nos. A/ST/630 and A/ST/658) rejected by the Board upon review in 2006 and 2008 respectively. The applications were, however, subsequently allowed by the Town Planning Appeal Board (TPAB) with conditions in 2009 and 2010. • An application (No. A/ST/658-1) for proposed amendments to the approved scheme was approved with conditions by the Committee in 2011, and the validity of the planning permission was subsequently extended to 5.10.2018. • Land exchange for S1 portion of the “CDA” site was executed in 2017. • An application (No. A/ST/927) for proposed

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
			<p>amendments to the previous approved scheme (No. A/ST/658-1) was approved with conditions by the Committee in 2017. The amendments involve an increase of flats and a reduction of overall average flat size at S1 portion.</p> <ul style="list-style-type: none"> • The revised Landscape Master Plan (LMP) for application No. A/ST/927 was considered acceptable in 2020. Other approval conditions were considered partially complied with between 2018 and 2020. Regarding the provision/submission and implementation aspects of relevant approval conditions, they will be complied with upon the completion of the S1 portion. • While it is anticipated that S1 portion will be completed in 2023, S2 and S3 portions have yet to be commenced. There is a constant review between the Government and MTRC on the way to take forward the remaining portions. • The “CDA(1)” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 21 (Plan 37)	<p>Tai Wai Station, Sha Tin, New Territories</p> <p>(zoned “CDA(1)” on Sha Tin OZP)</p> <p>(4.85 ha)</p> <p>(single ownership)</p>	22	<ul style="list-style-type: none"> • An application (No. A/ST/691) for amendments to the previous approved MLP for comprehensive commercial/residential development cum GIC facilities was approved with conditions by the Committee in 2009, and two applications for amendments to the approved scheme were approved with conditions in 2015 and 2017 respectively. • The land grant was executed in 2015. The BPs for the approved scheme under A/ST/691-2 were approved between 2017 and 2022. It is anticipated that the proposed development would be completed by phases between 2022 and 2024. • The “CDA(1)” designation should be retained to ensure implementation of the approved MLP and compliance with

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
			approval conditions.
NTE 23 (Plan 38)	South of Kwu Tung Road and west of Hang Tau Road, Sheung Shui, New Territories (zoned “CDA” on Kwu Tung South OZP) (1.95 ha) (single ownership)	10	<ul style="list-style-type: none"> The site was rezoned to “CDA” in 2013 as a result of the approval of a s.12A rezoning application (No. Y/NE-KTS/3). An application (No. A/NE-KTS/364) for proposed residential development was approved with conditions by the Committee in 2015, and the planning permission was subsequently extended to 22.5.2023. Land exchange is being processed. An application (No. A/NE-KTS/484) to amend the approved scheme was approved with conditions by the Committee in 2021. A s.12A application (No. Y/NE-KTS/15) to increase the PR to 2 and BH to 70mPD was partially agreed by the Committee on 28.10.2022. The proposed amendments to the OZP were agreed by the Committee on 21.4.2023. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval condition.
NTE 24 (Plan 39)	Hang Tau Tai Po, Kwu Tung, New Territories (zoned “CDA” on Kwu Tung South OZP) (1.87 ha) (multiple ownership)	10	<ul style="list-style-type: none"> The site was rezoned to “CDA” in 2012 as a result of the approval of a rezoning application (No. Y/NE-KTS/5). An application (No. A/NE-KTS/465) for proposed residential development was approved with conditions by the Committee in 2019. A s.12A application (No. Y/NE-KTS/13) to increase the PR and BHRs was agreed by the Committee on 10.12.2021. The proposed amendments to the OZP were agreed by the Committee on 21.4.2023. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
MOS 2	Near Lok Wo Sha,	19	<ul style="list-style-type: none"> The “CDA(1)” zone comprises three

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
(Plan 40)	<p>Ma On Shan, Sha Tin, New Territories</p> <p>(zoned “CDA(1)” on Ma On Shan OZP)</p> <p>(12.74 ha)</p> <p>(multiple ownership)</p>		<p>portions, i.e. STTL 502 (a comprehensive residential and commercial development known as Double Cove), STTL 574 (a residential development known as Seanorama) and STTL 600 (City University’s student hostel).</p> <ul style="list-style-type: none"> • The “CDA(1)” zone is the subject of 17 previous planning applications (Nos. A/MOS/61, 61-1 to 61-12 (in which 61-9 and 61-10 are invalid), 82, 82-1, 87, 87-1, 87-2 and 96). • An application (No. A/MOS/61) for comprehensive residential development with commercial and GIC facilities was first approved with conditions by the Board upon review in 2005. Since then, 16 applications for amendments to the previous approved scheme or fresh s.16 applications were approved with conditions. <p><u>STTL 502</u></p> <ul style="list-style-type: none"> • The land grant was executed in 2010 and the development was completed in 2017. <p><u>STTL 574</u></p> <ul style="list-style-type: none"> • The land grant was executed in 2012 and the development was completed in 2018. <p><u>STTL 600</u></p> <ul style="list-style-type: none"> • The site is the subject of an application (No. A/MOS/96) for proposed student hostel which was approved with conditions by the Committee in 2014. The land grant was executed on 30.11.2021. • The latest BPs were approved on 14.9.2022. • It is anticipated that the development could be completed by 2024. Relevant approval conditions on the provision/submission and implementation aspects are yet to be complied with. • The “CDA(1)” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
SK 3 (Plan 41)	<p>Nam Pin Wai Road, Sai Kung, New Territories</p> <p>(zoned “CDA” on Ho Chung OZP)</p> <p>(1.31 ha)</p> <p>(multiple ownership)</p>	28	<ul style="list-style-type: none"> • An appeal for the application (No. A/SK-HC/124) covering the northern portion (Phase 1) of the “CDA” site was allowed by the TPAB in 2013. Subsequently, the validity of the planning permission was extended to 16.7.2021 and Phase 1 development commenced in 2021 after the completion of land exchange. An application (No. A/SK-HC/124-2) for amendments to the approved scheme was approved with conditions on 19.1.2022. Since then, a number of approval conditions have been partially complied with and BPs were approved in January 2023. • For Phase 2 at the southern portion of the site, an application (No. A/SK-HC/123) was rejected by the Board upon review in 2006. An application (No. A/SK-HC/340) for residential development and minor relaxation of BHR is tentatively scheduled for consideration by the Committee on 9.6.2023. • The “CDA” designation of the site should be retained to ensure implementation of the approved MLP and compliance with approval conditions at the northern portion and to enable comprehensive development to be pursued at the southern portion.
SK 4 (Plan 42)	<p>Various lots in DD 229 and adjoining Government land, Clear Water Bay, Sai Kung, New Territories (Ex-Shaw Brothers’ Studio)</p> <p>(zoned “CDA(2)” on Clear Water Bay Peninsula North OZP)</p> <p>(7.85 ha)</p>	21	<ul style="list-style-type: none"> • An application (No. A/SK-CWBN/33) for proposed comprehensive development with minor relaxation of development restrictions was approved with conditions by the Committee in 2014. Yet, the planning permission lapsed on 14.11.2022. • The Antiquities and Monuments Office completed assessments of the heritage value of the site and grading proposal was considered by the Antiquities Advisory Board (AAB) in 2015 and 2016. The AAB confirmed that the whole site of the Shaw Studio be accorded with a Grade 1 status, while some of the individual buildings be accorded with Grade 1, 2 or 3 status. • An application (No. A/SK-CWBN/48) for

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
	(multiple ownership)		<p>proposed comprehensive development for residential, commercial and residential institution uses with minor relaxation of PR, GFA and BHR with preservation-cum-development approach was approved with conditions by the Committee on 22.3.2019. The validity of the planning permission was subsequently extended to 22.3.2027.</p> <ul style="list-style-type: none"> Land exchange of the Areas (a) and (b) of the “CDA” site was in-principle agreed on 24.6.2020. BPs submission for Area (a) were approved on 24.2.2022. Existing buildings in Areas (b) and (c) will remain in-situ. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
SK 6 (Plan 43)	<p>Sai Kung Town North CDA(1), Sai Kung, New Territories</p> <p>(zoned “CDA(1)” on Sai Kung Town OZP)</p> <p>(5.9 ha)</p> <p>(multiple ownership)</p>	18	<ul style="list-style-type: none"> Three previous applications (Nos. A/SK-SKT/1, A/SK-SKT/21 and A/SK-SKT/9) for proposed residential development involving apartments and villas were rejected in 2008, 2020 and withdrawn in 2017 respectively. An application (No. A/SK-SKT/28) for proposed residential development of 15 residential towers with minor relaxation of BHR from 8 storeys to 10 storeys was approved with conditions by the Committee on 14.1.2022. The land exchange application for Phase 1 development is being processed. The “CDA(1)” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
TKO-A1 (Plan 44)	<p>Tseung Kwan O Area 86, New Territories</p> <p>(zoned “CDA” on Tseung Kwan O</p>	24	<ul style="list-style-type: none"> The first MLP of MTRC’s comprehensive commercial and residential development was approved with conditions by the Committee in 1999 under Application No. A/TKO/22. The MLP was subsequently amended several times with the latest MLP approved with conditions by the D of Plan

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
	OZP) (34.80 ha) (multiple ownership)		<p>under the delegated authority of the Board on 8.4.2020 under Application No. A/TKO/98-1.</p> <ul style="list-style-type: none"> Population intake commenced in mid-2009. According to MTRC’s latest development programme, the whole development would be completed by end-2028. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
TW 33 (Plan 45)	Ma Wan Town, New Territories (zoned “CDA” on Ma Wan OZP) (9.01 ha) (multiple ownership)	30	<ul style="list-style-type: none"> The subject “CDA” site covers mainly two portions, i.e. the proposed Ma Wan Park (Phases 1 and 2) and a proposed resort hotel. <u>Proposed Ma Wan Park</u> Twelve planning applications for Ma Wan Park (the Park) involving the subject “CDA” site and the adjoining “OU(Recreation and Tourism Related Uses)”, “GB” and “G/IC” zones were approved with conditions by the Committee since 1994. The latest revised scheme (No. A/I-MWI/45) was approved with conditions by the Committee in 2014, and the validity of the planning permission was subsequently extended to 17.1.2022. Land grant for the Park was executed on 31.3.2021 and hence the development is deemed to have commenced. Facilities within Phase 1 of the Park were completed, mainly including the Ma Wan Nature Garden, Noah’s Ark, Solar Tower, etc. For Phase 2 of the Park, the latest BPs for proposed coach parking and other M&E facilities (including transformer room) were approved in the past two years. Some proposed facilities in Phase 2 are yet to be implemented, including the proposed restyled Ma Wan Village, board walk, coastal walk, sunset point, etc. <u>Proposed Resort Hotel</u> An application (No. A/I-MWI/20) for proposed resort hotel at the southeastern

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
			<p>corner of the “CDA” site, together with the adjoining “OU(Recreation and Tourism Related Uses)” site, was approved with conditions by the Committee in 2001 and was extended twice until 5.10.2010. An application (No. A/I-MWI/20-2) for minor amendment to the approved scheme was approved with conditions by the Committee in 2010. The development is deemed to have commenced as the BPs were approved in 2010 although it has not yet been implemented.</p> <ul style="list-style-type: none"> • The “CDA” designation should be retained to ensure implementation of the approved MLPs and compliance with approval conditions.

List of “CDA” Site with Approved MLP and Subject to On-going Review**(Total: 1 – NTW 42)****(Plan 46)**

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Review
NTW 42 (Plan 46)	South of the Former Military Site at Shek Wu Wai, Yuen Long, New Territories (zoned “CDA” on Ngau Tam Mei OZP) (23.98 ha) (multiple ownership)	23	<ul style="list-style-type: none"> • The site was rezoned from “GB” to “CDA” in 1999 to uphold an objection to the then draft Ngau Tam Mei OZP. • An application (No. A/YL-NTM/178-2) for residential development of a total of 300 houses at a PR of 0.4 for the western half of the “CDA” site was approved with conditions by the Committee in 2014. BPs were approved in 2014, and the land grant was executed in 2019. • A s.12A application (No. Y/YL-NTM/2) for rezoning the site to “CDA(1)” with a maximum PR of 3 to facilitate the proposed residential cum retail development was withdrawn in 2018. • A s.12A application (No. Y/YL-NTM/4) for rezoning the site to “R(A)”, “G/IC” and “CDA(1)” with a maximum PR of 5.5 to facilitate the proposed residential development was rejected by the Committee on 1.6.2022. • The proposed NOL will traverse the eastern half of the “CDA” site. It may create land assembly difficulty to the remaining parts of the “CDA” site and impose environmental constraints such as noise impact on the nearby areas. The design of the NOL Phase 2 (NOL Main Line) will be completed in 2023 to allow construction in 2025. The land use in the area may need to be reviewed upon finalisation of the NOL alignment. • The land uses of the wider area covering NTW 42 are being reviewed under the “Study on Phase One Development of New Territories North – San Tin/Lok Ma Chau Development Node (ST/LMC DN) – Feasibility Study” which was commissioned by the Government in September 2019. An initial land use plan was proposed and made available for consultation in March 2021. The 24-month Investigation Study to finalise the land use proposals for the ST/LMC DN subsequently

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Review
			<p>commenced in October 2021. The Government will commence consultation on the proposed land uses in Q2 2023.</p> <ul style="list-style-type: none"> • Taking into account the above, the “CDA” designation will be reviewed in a timely manner with due regard to the impending finalisation of the ST/LMC DN Study.

**List of “CDA” Sites with Approved MLP and Already Agreed for Rezoning in Previous Rounds of
CDA Review**

**(Total: 9 - NTW 22, NTW 29, NTW 37, NTW 38, NTW 44, YL 1, SK-A2, SK 5 and TW 32)
(Plans 47 to 55)**

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Progress for Rezoning
NTW 22 (Plan 47)	Various lots in DD 121 & 127, Castle Peak Road – Hung Shui Kiu, Yuen Long, New Territories (zoned “CDA” on Tong Yan San Tsuen OZP) (2.33 ha) (multiple ownership)	26	<ul style="list-style-type: none"> • The residential development at the majority of the “CDA” site, known as Uptown, was completed in 2011. • On 15.3.2013, the Committee agreed to rezone the site to reflect the completed development. • The remaining part of the “CDA” site on the eastern portion is subject to a planning application (No. A/YL-TYST/870) for proposed social welfare facility (residential care home for the elderly (RCHE)) approved with conditions by the Committee in 2018. The land exchange of the proposed RCHE was executed on 13.4.2022. • There are, however, some residual private lots on the eastern, western and southern portions of the “CDA” site that are not covered by the aforesaid planning permission. These lots are currently being occupied by various temporary uses. • The land use zonings for the residual portion of the “CDA” site will be reviewed holistically and proposed amendments to the OZP for the entire “CDA” zone will be submitted to the Committee for consideration when opportunity arises.
NTW 29 (Plan 48)	Junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Lam Tei, Tuen Mun, New Territories (zoned “CDA” on Lam Tei and Yick Yuen OZP) (5.08 ha)	26	<ul style="list-style-type: none"> • The development at the majority of the “CDA” site, known as The Sherwood, was completed in 2005. • There are some residual private lots on the southern, eastern and northern portions of the “CDA” site not covered by the planning permission. These lots are currently occupied by residential dwellings, godown, rural workshops and real estate agency. • On 18.3.2011, the Committee agreed to rezone the site to reflect the completed development. • On 28.11.2014, the proposed rezoning of the “CDA” site, among others, was submitted to

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Progress for Rezoning
	(multiple ownership)		<p>the Committee for consideration. The Committee decided that further study should be conducted by relevant Government departments to ascertain the most suitable use of the residual area along Lam Tei Main Street.</p> <ul style="list-style-type: none"> • The land parcels to the northeast outside the “CDA” site have been shortlisted as one of the brownfield clusters for public housing development. CEDD had commenced the related EFS in June 2020 for completion in 2023 tentatively to review the feasibility for public housing development at the concerned sites. • The land use zonings for the residual portions on the northern, eastern and southern portions of the “CDA” site will be reviewed upon finalisation of the said EFS. Proposed amendments to the OZP for the entire “CDA” zone will be submitted to the Committee for consideration when opportunity arises.
NTW 37 (Plan 49)	Tin Shui Wai Area 115, New Territories (zoned “CDA” on Tin Shui Wai OZP) (6.44 ha) (single ownership)	25	<ul style="list-style-type: none"> • The residential development, known as Wetland Seasons Park, was completed in 2020. • On 28.5.2021, the Committee agreed to rezone the site to reflect the completed development.
NTW 38 (Plan 50)	South of Tuen Ma Line Tin Shui Wai Station, Yuen Long, New Territories (zoned “CDA” on Hung Shui Kiu OZP) (3.48 ha) (single ownership)	23	<ul style="list-style-type: none"> • The residential development, known as Ping Yan Court, was completed in 2018. • On 28.5.2021, the Committee agreed to rezone the site to reflect the completed development.

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Progress for Rezoning
NTW 44 (Plan 51)	East of Ping Ha Road and North of Castle Peak Road – Ping Shan, Yuen Long, New Territories (zoned “CDA” on Ping Shan OZP) (1.52 ha) (multiple ownership)	21	<ul style="list-style-type: none"> Development on the southern portion of the “CDA” site, known as Green Orchid, was completed in 2006. The site is located to the east of Ping Ha Road, which is subject to severe traffic congestion, and the Light Rail Transit is running along its southern boundary. Besides, the site is subject to I/R interface problems. No development proposal for the northern portion of the “CDA” site has been received. On 18.3.2011, the Committee agreed to rezone the site to reflect the completed development. Together with the proposed rezoning of NTW 43 (Plan 20) to the west of the site, the site is proposed to be rezoned to appropriate zoning so as to facilitate early transformation of the area while addressing the environmental and traffic concerns and to reflect the completed development.
YL 1 (Plan 52)	Junction of Yuen Lung Street and Yuen Ching Road, Yuen Long, New Territories (YOHO Town) (zoned “CDA” on Yuen Long OZP) (2.37 ha) (multiple ownership)	24	<ul style="list-style-type: none"> The residential development at the site, known as YOHO Town, was completed in 2004. On 21.3.2003, the Committee agreed to rezone the site to “R(A)” to reflect the completed development. On 22.5.2015, the Committee agreed that there was no imminence of rezoning the site given that it was occupied by a pure residential development under multiple ownership where modification of the uses was unlikely. The site will be rezoned upon completion of three other “CDA” sites to the north, i.e. YOHO Town Phase 2 (YOHO Midtown on part of the site) (NTW 6) (Plan 22), YOHO Town Phase 3 (Grand YOHO) (NTW 5) (Plan 21) and the development atop Tuen Ma Line Yuen Long Station (The YOHO Hub) (YL 2) (Plan 30) in a comprehensive manner.

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Progress for Rezoning
SK-A2 (Plan 53)	663 Clear Water Bay Road, Sai Kung, New Territories (zoned “CDA(1)” on Clear Water Bay Peninsula North OZP) (6.68 ha) (multiple ownership)	21	<ul style="list-style-type: none"> • The residential development, known as Mount Pavilia, was completed in 2016. • On 17.5.2019, the Committee agreed to rezone the site to reflect the completed development.
SK 5 (Plan 54)	8 Tai Mong Tsai Road, Sai Kung, New Territories (zoned “CDA(2)” on Sai Kung Town OZP) (1.6 ha) (single ownership)	18	<ul style="list-style-type: none"> • The residential development, known as The Mediterranean, was completed in 2017. • On 17.5.2019, the Committee agreed to rezone the site to reflect the completed development.
TW 32 (Plan 55)	Park Island, Tung Wan & Tung Wan Tsai, Ma Wan, New Territories (zoned “CDA” on Ma Wan OZP) (21.19 ha) (multiple ownership)	22	<ul style="list-style-type: none"> • The development of the Park Island has been approved since 1994. A total of twelve applications are involved. The latest approved application (No. A/I-MWI/38) was approved with conditions by the D of Plan under the delegated authority of the Board in 2006. • The development was completed by phases between 2002 and 2009. • On 17.5.2019, the Committee agreed to rezone the site to reflect the completed development upon compliance with the outstanding approval condition on LMP. • Approval condition (b) regarding the submission and implementation of a revised LMP is still outstanding. The implementation of the landscape proposal for the Park Island development was considered acceptable by phases between 2000 and 2014. Since the “CDA” zone comprises both the Park Island

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			<p>development and some other facilities including the sewage treatment plant and the refuse transfer station, the applicant was requested on 28.11.2016 to submit information regarding the implementation of the revised LMP at the remaining part of the “CDA” zone which includes the sewage treatment plant and the refuse transfer station area in order to fully comply with the approval condition (b).</p> <ul style="list-style-type: none"> • Several submissions were made by the applicant with the last one on 20.8.2021 for compliance with the said approval condition but were considered not acceptable. • Upon discharge of the outstanding approval condition, the site would be rezoned to reflect the completed development.

List of “CDA” Site with Approved MLP and Proposed for Rezoning**(Total: 1 – NTW 36)****(Plan 56)**

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Rezoning
NTW 36 (Plan 56)	Tin Shui Wai Area 112, New Territories (zoned “CDA on Tin Shui Wai OZP) (7.55 ha) (single ownership)	25	<ul style="list-style-type: none"> The residential development, known as Wetland Seasons Bay, was completed in 2022. Corresponding amendments to the OZP will be proposed to reflect the completed development when opportunity arises.