

List of “CDA” Sites with No Valid Approved MLP and Proposed for Retention
(Total : 8 Sites)

Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025)	Justifications for Retention
<p>1. H21 (Plan 4)</p> <ul style="list-style-type: none"> • Comprehensive Development Area including Piers No. 4, 5 and 6, Central, Hong Kong • Central District OZP • zoned “CDA(2)” • 1.89 ha • government land • 30 years 	<ul style="list-style-type: none"> • The site is subject to a maximum GFA of 55,740m² for retail shops, offices and hotels. • According to the final recommendation of the “Urban Design Study for New Central Harbourfront”, the site together with the adjoining “C” site to its immediate east will be developed in a comprehensive manner as a new civic node and a mixed-used precinct. • The “CDA” designation should be retained for the time being to allow time for ascertaining the implementation of the site.
<p>2. K30 (Plan 5)</p> <ul style="list-style-type: none"> • Western portion of an area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road, Ma Tau Kok, Kowloon • Ma Tau Kok OZP • zoned “CDA(1)” • 0.54 ha • multiple ownership • 26 years 	<ul style="list-style-type: none"> • The site is subject to a maximum domestic GFA of 40,500m², maximum non-domestic GFA of 8,100m² and maximum building height (BH) of 100mPD. • The “CDA” designation would facilitate urban renewal initiatives for the site and prevent piecemeal redevelopment. It would help phasing out the non-conforming uses (such as vehicle repair workshops) upon redevelopment and address possible I/R interface problems. • Planning permissions for residential development on the adjacent “CDA(2)” and “CDA(3)” zones (K39 and K40) (<i>Plan 24</i>) were granted between 2016 and 2021. There is room to comprehensively review the “CDA” zoning for the three sites along Mok Cheong Street when the residential developments proceed to more advanced stage. It is appropriate to retain the “CDA(1)” zoning for K30 at this juncture.
<p>3. K42 (Plan 6)</p> <ul style="list-style-type: none"> • Junction of Cheong Hang Road and Winslow Street, Hung Hom, Kowloon • Hung Hom OZP • zoned “CDA” • 0.47 ha • single ownership • 26 years 	<ul style="list-style-type: none"> • The site is subject to a maximum GFA of 57,000m² and maximum BH of 100mPD. It comprises two portions separated by Cheong Hang Road, which are linked to form a single “CDA” site so as to achieve greater flexibility in building design. The site is currently occupied by active godowns. • In 2014, the site owner put up some conceptual redevelopment proposals to the Government. Subsequently, those proposals were not taken forward. • The “CDA” designation is to facilitate redevelopment of the site to non-residential use for screening traffic noise and existing funeral facilities, and should be retained to address the environmental and visual impacts.
<p>4. K55 (Plan 7)</p> <ul style="list-style-type: none"> • Area on the western side of 	<ul style="list-style-type: none"> • The site is subject to a maximum plot ratio (PR) of 4.5 and maximum BH of 40mPD, and intended for a low-rise cascading

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<p>Kai Tak River in Kai Tak City Centre North, Kai Tak, Kowloon</p> <ul style="list-style-type: none"> • Kai Tak OZP • zoned “CDA(2)” • 1.97 ha • government land • 18 years 	<p>commercial development. The cascading low-rise structure should descend from 40mPD to 15mPD towards Kai Tak River. The “CDA(2)” site is intended for commercial development which may include retail, office and hotel. In the interim, the site is temporarily used for light public housing development.</p> <ul style="list-style-type: none"> • In 2022, the Planning Brief (PB) for the “CDA(2)” site (bundled with the adjacent “OU (Arts and Performance Related Uses)” (1.16 ha) and “O” (0.61 ha) zones) was endorsed by the Committee. • The “CDA” designation should be retained to realise the planning intention.
<p>5. K59 (Plan 8)</p> <ul style="list-style-type: none"> • Abutting Lung Tsun Stone Bridge Preservation Corridor in Kai Tak City Centre North, Kai Tak, Kowloon • Kai Tak OZP • zoned “CDA(3)” • 1.98ha • government land • 14 years 	<ul style="list-style-type: none"> • The site abutting Lung Tsun Stone Bridge Preservation Corridor is designated as “CDA” to ensure its disposition and design would be in harmony with the Preservation Corridor. In 2022, the PB for the site was endorsed by the Committee. • The site is intended for commercial development and subject to a maximum PR of 6.6 and maximum site coverage (SC) of 65%. In order to provide a more open view towards Kowloon City and the Lion Rock, eastern part of the site is subject to a lower BH restriction of 13mPD while the remaining area will be subject to a maximum BH of 100mPD. In the interim, the site is temporarily used for light public housing development. • The “CDA” designation should be retained to realise the planning intention.
<p>6. K68 (Plan 9)</p> <ul style="list-style-type: none"> • YTML 72 and adjoining government land at Tung Yuen Street, Yau Tong, Kowloon • Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP • zoned “CDA(2)” • 0.51 ha • government land • 10 years 	<ul style="list-style-type: none"> • The site is subject to a maximum PR of 5.0 and maximum BH of 80mPD. A public waterfront promenade of not less than 15m wide shall be provided along the Harbour. • In 2015, the PB covering “CDA(1)” to “CDA(5)” sub-zones at Tung Yuen Street and Yan Yue Wai was endorsed by the Committee. • The availability of the site for development is subject to relocation/ reprovisioning of government facilities thereat, i.e. Kwun Tong Wholesale Fish Market (KTWFM), Tung Yuen Street Cooked Food Centre (TYSCFC) and Yau Tong Salt Water Pumping Station (YTSWPS). CEDD’s technical consultancy study on potential sites for relocating various existing wholesale markets (including KTWFM) in North West Tsing Yi was completed in 2023. Preliminary results of the study are being reviewed by relevant bureaux and departments. • According to the endorsed PB, TYSCFC and YTSWPS should be reprovisioned within the future development at “CDA(2)” zone and handed back to Water Supplies Department and Food and Environmental Hygiene Department respectively upon

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	<p>completion.</p> <ul style="list-style-type: none"> The “CDA” zoning would help phase out the non-conforming uses and address I/R interface problems. The “CDA” designation should be retained to realise the planning intention.
<p>7. TW37 (Plan 10)</p> <ul style="list-style-type: none"> North-east of Wang Wo Tsai Street at the junction of Yeung Uk Road and Texaco Road, Tsuen Wan Tsuen Wan OZP zoned “CDA(4)” about 1.3 ha single ownership for 3 buildings, and multiple ownership for the remaining 3 buildings 14 years 	<ul style="list-style-type: none"> The two sites (TW37 and TW38) zoned “CDA(4)” and “CDA(5)” are subject to a total maximum PR of 5, of which a minimum PR of 4.5 shall be for domestic use, and a maximum BH of 100mPD. These two sites, together with the adjacent “CDA(3)” and “CDA(6)” sites (TW36 and TW39 (<i>Plan 31</i>)), are occupied by industrial buildings and located at the northern part of Tsuen Wan East Industrial Area (TWEIA). The “CDA” zoning is intended to facilitate comprehensive residential development with commercial facilities and open space provision. The current “CDA” zone could address the potential I/R interface problem with the existing industrial uses to the south of Yeung Uk Road, and provide impetus for land use restructuring and upgrading the environment of the Tsuen Wan East area.
<p>8. TW38 (Plan 10)</p> <ul style="list-style-type: none"> South of Wang Wo Tsai Street at the junction of Yeung Uk Road and Kwu Hang Road, Tsuen Wan Tsuen Wan OZP zoned “CDA(5)” about 0.7 ha single ownership for 2 buildings, and multiple ownership for the remaining 4 buildings 14 years 	<ul style="list-style-type: none"> DEP has concern on the potential I/R interface problem and that the serious traffic noise generated from roads nearby could not be satisfactorily addressed through redevelopment of individual private industrial buildings with uncertain redevelopment programme. Besides, phasing out of existing industrial uses in the area would likely require a very long time to materialise. Under such circumstances, the future residents of redeveloped sites would be subject to industrial noise problems and air emissions and plume impingement impacts from the nearby industrial operations. In this respect, DEP considered that the “CDA” approach would be appropriate for the subject sites to address the environmental issues within the sites in a more comprehensive, cohesive and flexible manner. A s.16 application (A/TW/545) covering the “CDA(5)” site for proposed comprehensive residential, commercial and social welfare facility development (in phases) was received in April 2025 and is currently under processing. In view of the progress of the aforesaid redevelopments, the “CDA” zonings of the area should be retained to provide guidance on proper redevelopments in the area to realise the planning intention. Provision to cater for partial/ wholesale conversion of existing buildings for non-domestic use in the subject “CDA” zones has also been incorporated into the OZP with a view to optimising the use of existing buildings.

List of “CDA” Sites with No Valid Approved MLP and Subject to On-going Review
(Total : 2 Sites)

Site No./ Location / OZP/ Zoning/ Site Area / Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025)	Justifications for Review
<p>1. H61 (Plan 11)</p> <ul style="list-style-type: none"> • Area bounded by Hung Hing Road, Fleming Road, Tonnochy Road, Great Eagle Centre and Harbour Centre, Wan Chai, Hong Kong • Wan Chai North OZP • zoned “CDA” • 1.65 ha • government land • 11 years 	<ul style="list-style-type: none"> • The site is subject to a maximum BH of 50mPD, and intended primarily for convention and meeting facilities and other commercial related uses, together with railway station facilities, a public transport interchange and other supporting facilities. • The Policy Address 2022 reaffirmed that the Government would take forward the plan to redevelop the sites of the three government towers in Wan Chai North and the Kong Wan Fire Station into convention and exhibition facilities (with hotel and office) while the subject “CDA” site will be used for other purposes. • In 2023, CEDD commenced the “Study on Topside Development above Exhibition Centre Station – Feasibility Study” which aims to investigate the planning and engineering feasibility in developing the site above the Exhibition Centre Station and the sites zoned “OU (Waterfront Related Commercial and Leisure Uses)” and “O” at the Pierside Precinct for commercial and/or other suitable uses. The Study recommendation is expected to be available in 2025. • The “CDA” designation should be retained pending the recommendation of the Study.
<p>2. K31 (Plan 12)</p> <ul style="list-style-type: none"> • Junction of Kowloon City Road and Ma Tau Kok Road, Ma Tau Kok, Kowloon (13 Streets) • Ma Tau Kok OZP • zoned “CDA” • 2.84 ha • multiple ownership • 26 years 	<ul style="list-style-type: none"> • The site is subject to a maximum domestic GFA of 213,000m², non-domestic GFA of 42,600m² and BH of 100mPD. • The planning intention is to facilitate the restructuring of dilapidated area of Ma Tau Kok and phasing out of non-conforming uses (such as vehicle repair workshops), and address possible I/R interface problems. It would also facilitate the provision of supporting government, institution and community and open space facilities, thus addressing shortfalls in the district. • As a large number of owners, tenants and operators will be affected, DEVB and PlanD are assessing appropriate implementation mechanism to facilitate redevelopment of the site.

List of “CDA” Sites with Approved MLP and Proposed for Retention
(Total : 24 Sites)

<p align="center">Site No./ Location/ OZP/ Zoning/ Site Area / Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025)</p>	<p align="center">Justifications for Retention</p>
<p>1. H7 (Plan 13)</p> <ul style="list-style-type: none"> • Hopewell Centre II (HCII), area to the west of Hopewell Centre bounded by Kennedy Road and Ship Street, Wan Chai, Hong Kong • Wan Chai OZP • zoned “Other Specified Uses” annotated “Comprehensive Redevelopment Area” (“OU(CRA)”) • 0.98 ha • single ownership • 39 years 	<ul style="list-style-type: none"> • In 2008, the MLP (with amendment to the MLP approved in 1994) was agreed by the Board. • Subsequently, two s.16 applications (A/H5/217-2 and A/H5/408) for amendments to the approved MLP were approved with conditions by the Committee in 2016 and 2017 respectively. • The construction was completed and occupation permit (OP) for the development was issued by the Building Authority in 2024. However, compliance with approval conditions is still in progress. • The “OU(CRA)” designation should be retained to ensure fulfilment of approval conditions.
<p>2. H28 (Plan 14)</p> <ul style="list-style-type: none"> • Adjacent to Man Yiu Street, Central Reclamation Phase III, Hong Kong • Central District (Extension) OZP • zoned “CDA” • 5.23 ha • single private ownership, except for a small portion under different ownership for private utility facility, and two parcels of government land at the northeastern corner and southern tip which will be excised from the boundary of the proposed comprehensive development • 25 years 	<ul style="list-style-type: none"> • In 2016, the PB incorporating broad development parameters and planning and design requirements was endorsed by the Committee. In 2021, the site was sold by tender. • In 2023, a s.16 application (A/H24/31) with MLP for proposed comprehensive office, commercial and retail development (including shop and services, eating place and place of entertainment) and government uses with minor relaxation of BH restriction was approved with conditions by the Committee. • The latest building plans (BPs) were approved in March 2025 and construction works are underway. Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>3. H35 (Plan 15)</p> <ul style="list-style-type: none"> • Site at Chai Wan Road, Chai Wan, Hong Kong • Chai Wan OZP • zoned “CDA(1)” • 1.04 ha • single ownership • 23 years 	<ul style="list-style-type: none"> • In 2013, a s.16 application (A/H20/177) for proposed residential development (with retail shops and a covered public transport terminus) and public open space at this “CDA(1)” site and adjoining “O” zone was approved with conditions by the Board upon review. In 2021, amendments to the approved scheme were approved with conditions by the Director of Planning (D of Plan) under delegated authority of the Board. • BPs were first approved in 2018 and construction works are underway. Compliance with approval conditions is in

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	<p>progress.</p> <ul style="list-style-type: none"> • The Conditions of Exchange of CWIL 178 was executed in 2021. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>4. H39 (Plan 16)</p> <ul style="list-style-type: none"> • Ming Wah Dai Ha, 1-25 A Kung Ngam Road, Shau Kei Wan, Hong Kong • Shau Kei Wan OZP • zoned “CDA” • 3.53 ha • single ownership • 16 years 	<ul style="list-style-type: none"> • BPs for Phase 1 of the redevelopment were first approved in 2016, and Phase 1 was completed in 2021. • Two s.16 applications (A/H9/78 and 78-1) for amendments to the approved MLP which primarily involve change in housing mix (introduction of flat for sale), increase in retail GFA, change in type and location of GIC facilities and phasing were approved with conditions by the Committee in 2019 and the Deputy Director of Planning under delegated authority of the Board in 2023 respectively. • Latest BPs for Phases 2 and 3 were approved in 2023. Compliance with approval conditions is in progress. • The whole redevelopment of Ming Wah Dai Ha is expected to be completed by 2035. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>5. H54 & H55 (Plan 17)</p> <ul style="list-style-type: none"> • Kai Yuen Street, North Point, Hong Kong • North Point OZP • zoned “CDA(2)” • 1.53 ha • multiple ownership • 17 years 	<ul style="list-style-type: none"> • The development scheme is divided into two phases with Phase 1 completed in 2018. • In 2023, the latest s.16 application (A/H8/435) for amendments to the previous approved MLP, mainly to further sub-divide Phase 2 into Phases 2A and 2B, was approved with conditions by the Committee. • The latest BPs for Phase 2A were approved in 2024 and construction works are underway. Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>6. H59 (Plan 18)</p> <ul style="list-style-type: none"> • Ex-Wong Chuk Hang Estate, Wong Chuk Hang, Hong Kong • Aberdeen and Ap Lei Chau OZP • zoned “CDA” 	<ul style="list-style-type: none"> • In 2013, a s.16 application (A/H15/254) for proposed comprehensive residential and commercial development, rail station and depot, and public transport interchange was approved with conditions by the Committee. The planning permission was subsequently extended to 2019. In 2020, another s.16 application (A/H15/283) for

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<ul style="list-style-type: none"> • 7.17 ha • single ownership • 14 years 	<p>amendments to the approved MLP, which involves more flats, was approved with conditions by the Committee.</p> <ul style="list-style-type: none"> • The railway station and depot were completed. The development of the commercial and residential property on top of the depot is taking place in six phases (Site A to Site F) for completion between 2022 and 2027. Tenders for Sites A to F have been awarded. Developments at Site A, Site B, Site D and the retail portion of Site C were completed while other sites are under construction. Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>7. K7 (Plan 19)</p> <ul style="list-style-type: none"> • Whampoa Garden, Hung Hom, Kowloon • Hung Hom OZP • zoned “CDA” • 18.61 ha • multiple ownership • 32 years 	<ul style="list-style-type: none"> • The MLP for Whampoa Garden was first approved by the Board in 1983. • The planning intention of the “CDA” zone is to provide residential accommodation with self-contained commercial and community facilities and open space. As all the essential proposals were completed, it was agreed to rezone Whampoa Garden to various sub-zonings of “R(A)”, “C” and “G/IC”, and the zoning amendments were gazetted in 2003. • During the statutory exhibition period of the draft Hung Hom OZP, strong local objections were received, mainly for the reason that there was still undeveloped non-domestic GFA for the development. The retention of the “CDA” zoning with the requirement of MLP submission would allow the Board to have better control over the unique features and design of Whampoa Garden as a whole when any development proposal utilising the remaining non-domestic GFA was made. • In 2003, the Board upheld the objections and the zoning of Whampoa Garden was reinstated to “CDA”. • As there are no changes in the planning circumstances, the “CDA” zoning should be retained.
<p>8. K13 (Plan 20)</p> <ul style="list-style-type: none"> • Area bounded by Cha Kwo Ling Road, Ko Fai Road and Victoria Harbour, Yau Tong Bay, Kowloon • Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP 	<ul style="list-style-type: none"> • In 2015, a s.16 application (A/K15/112) with MLP for proposed comprehensive development was approved with conditions by the Committee. The application was submitted by a consortium formed by some of the lot owners. • In 2021, the latest BPs for Phases 1 and 2 of the consortium lots (74.75%) were approved. Lease

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<ul style="list-style-type: none"> • zoned “CDA” • 9.91 ha (including the proposed rezoning of the Wing Shan industrial building site of about 4,600 m²) • multiple ownership • 16 years 	<p>modification for Phases 1 and 2 is being processed. The development of Phases 1 and 2 is deemed to have commenced. Compliance with approval conditions is in progress.</p> <ul style="list-style-type: none"> • In 2023, a s.12A application to rezone the Wing Shan industrial building site (in the remaining phases) from “CDA” to “C(1)” was partially agreed by the Committee. Corresponding amendments to the OZP will be proposed when opportunity arises. • In 2023, a s.16 application (A/K15/130) with MLP for proposed comprehensive development (including commenced Phases 1 and 2 developments) was approved with conditions by the Committee. The application, submitted by the lot owner of the ice plant, is essentially to redevelop the applicant’s existing ice plant at YTML 71 into a residential development as Phase 3 of the CDA development. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>9. K19 (Plan 21)</p> <ul style="list-style-type: none"> • Area bounded by Choi Hung Road and Lung Cheung Road, Diamond Hill, Kowloon • Tsz Wan Shan, Diamond Hill & San Po Kong OZP • zoned “CDA” • 7.18 ha • Government land • 31 years 	<ul style="list-style-type: none"> • In 2016, a s.16 application (A/K11/223) for proposed comprehensive residential, commercial (shop and services, market, eating place), GIC uses, religious uses, public open space and public transport terminus development was approved with conditions by the Committee. In 2022, another s.16 application (A/K11/244) for amendments to the approved MLP for inclusion of social welfare facilities and increase in building storey was approved with conditions by the Committee. • The public housing development at Phase 1 was completed in 2021 and Phases 2 & 3 were completed in 2023. For the non-public housing facilities, the public transport terminus was completed in 2022, and construction of the public open space is expected to be completed in 2025. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions of applications No. A/K11/223 and 244.
<p>10. K27 (Plan 22)</p> <ul style="list-style-type: none"> • Lai Hong Street, South West Kowloon • South West Kowloon OZP 	<ul style="list-style-type: none"> • In 2020, the latest s.16 application with MLP (A/K20/132) for comprehensive residential and commercial development was approved with conditions by the Committee. The proposed development comprising two private lots would be implemented in phases.

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<ul style="list-style-type: none"> • zoned “CDA” • 2.37 ha • multiple ownership • 26 years 	<ul style="list-style-type: none"> • The latest BPs for Site 1 and Site 2 were approved in 2024 and April 2025 respectively. Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>11. K29 (Plan 23)</p> <ul style="list-style-type: none"> • Guangzhou-Shenzhen-Hong Kong Express Rail Link, West Kowloon Station -- area bounded by Lin Cheung Road, Jordan Road and Road D1 adjacent to Austin Station, Kowloon • South West Kowloon OZP • zoned “CDA(1)” • 5.88 ha • multiple ownership • 15 years 	<ul style="list-style-type: none"> • In 2021, a s.16 application (A/K20/133) submitted by the successful tenderer of the lot for proposed comprehensive office, commercial and retail development was approved with conditions by the Board upon review. • The latest BPs were approved in 2024. Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>12. K39 (Plan 24)</p> <ul style="list-style-type: none"> • Middle part of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road, Ma Tau Kok, Kowloon • Ma Tau Kok OZP • zoned “CDA(2)” • 0.84 ha • multiple ownership • 26 years 	<ul style="list-style-type: none"> • Two s.16 applications for proposed comprehensive residential development with shop and services and eating place (A/K10/256), and amendments to the approved scheme (A/K10/259) were approved with conditions by the Committee in 2016 and 2018 respectively. The development will be implemented by two phases. • The BPs for the eastern portion covered by A/K10/256 were approved in 2020. Compliance with approval conditions is in progress. • The BPs for the western portion submitted in 2022 were disapproved. The planning permission under A/K10/259 was extended to 7.12.2026. • The “CDA” designation should be retained to ensure implementation of approved MLP and fulfilment of the approval conditions. There is room to comprehensively review the “CDA” zoning for the three sites along Mok Cheong Street when the residential developments proceed to more advanced stage.
<p>13. K40 (Plan 24)</p> <ul style="list-style-type: none"> • The area abuts Sung Wong Toi Road and Mok Cheong Street, Ma Tau Kok, Kowloon • Ma Tau Kok OZP 	<ul style="list-style-type: none"> • In 2021, a s.16 application (A/K10/265) with MLP for proposed comprehensive residential and commercial (shop and services) development, submitted by one of the owners of the “CDA(3)” site, was approved with conditions by the Committee. The planning permission shall be valid until

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<ul style="list-style-type: none"> • zoned “CDA(3)” • 0.83 ha • multiple ownership • 26 years 	<p>10.9.2025.</p> <ul style="list-style-type: none"> • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions. There is room to comprehensively review the “CDA” zoning for the three sites along Mok Cheong Street when the residential developments proceed to more advanced stage.
<p>14. K41 (Plan 25)</p> <ul style="list-style-type: none"> • 35 Clear Water Bay Road, Ngau Chi Wan, Kowloon • Ngau Chi Wan OZP • zoned “CDA” • 2.17 ha • single ownership • 25 years 	<ul style="list-style-type: none"> • In 2006, the MLP was first approved with conditions by the Committee. In 2010, a s.16A application (A/K12/34-2) for extension of time for commencement of development and minor amendments to the approved scheme was approved by D of Plan under delegated authority of the Board. The planning permission was subsequently extended to 2013. • The BPs for the approved scheme were last approved in January 2025. The land exchange was executed in 2022. Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>15. K60 (Plan 26)</p> <ul style="list-style-type: none"> • NKIL 6590 (Part), Kai Tak Area 2A Site 2, Kowloon • Kai Tak OZP • zoned “CDA(4)” • 0.63 ha • single ownership • 14 years 	<ul style="list-style-type: none"> • In 2024, a s.16 application (A/K22/38) for proposed comprehensive development including flat, shop and services and eating place uses, and minor relaxation of BH restriction from 125mPD to 129.035mPD was approved by the Committee. • The BPs were first approved in March 2025 and construction works are underway. Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>16. K61 (Plan 26)</p> <ul style="list-style-type: none"> • NKIL 6611, Kai Tak Area 2B Site 1, Kowloon • Kai Tak OZP • zoned “CDA(5)” • 1.38 ha • single ownership • 14 years 	<ul style="list-style-type: none"> • The site is allocated to Hong Kong Housing Society for public housing development. • In 2021, a s.16 application (A/K22/30) for comprehensive development including flat (subsidised sale flats), shop and services and eating place was approved with conditions by the Committee. • The BPs were first approved in 2022 and construction works are underway. Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure

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	<p>implementation of the approved MLP and fulfilment of approval conditions.</p>
<p>17. K64 (Plan 27)</p> <ul style="list-style-type: none"> • Tai Hang Sai Estate, Shek Kip Mei, Kowloon • Shek Kip Mei OZP • zoned “CDA” • 2.09 ha • single ownership • 14 years 	<ul style="list-style-type: none"> • The estate is held and managed by Hong Kong Settlers Housing Corporation Limited (HKSHCL) for low-cost housing by way of private treaty grant. • Following the Executive Council’s approval for HKSHCL and URA to jointly implement the redevelopment, the two parties submitted a s.16 application (A/K4/76) for proposed comprehensive redevelopment of the estate and minor relaxation of PR, BH and non-building area restrictions, which was approved with conditions by the Committee in 2021. • The BPs for Site 2 (to be granted to URA for the provision of Starter Homes units) were first approved in 2024. The BPs for Site 1 (to be granted to HKSHCL for rehousing the affected residents) were first approved in March 2025. Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>18. K67 (Plan 28)</p> <ul style="list-style-type: none"> • YTML 69, YTIL 4 RP and adjoining Government land at Tung Yuen Street, Yau Tong, Kowloon • Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP • zoned “CDA(1)” • 0.78 ha • single ownership • 10 years 	<ul style="list-style-type: none"> • In 2015, the PB covering “CDA(1)” to “CDA(5)” sub-zones at Tung Yuen Street and Yan Yue Wai was endorsed by the Committee. • Two s.16 applications (A/K15/114 and 122) for residential development were approved with conditions by the Committee in 2016 and 2020 respectively. • The BPs and land exchange based on the former application were approved and executed in 2019. The BPs based on the latest approved MLP were approved in 2024 and construction works are underway. Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>19. K69 (Plan 28)</p> <ul style="list-style-type: none"> • YTML 57, YTILs 4 s.B and 9 and adjoining Government land at Tung Yuen Street, Yau Tong, Kowloon • Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP 	<ul style="list-style-type: none"> • In 2015, the PB covering “CDA(1)” to “CDA(5)” sub-zones at Tung Yuen Street and Yan Yue Wai was endorsed by the Committee. • Two s.16 applications (A/K15/119 and 126) with MLP for proposed residential development were approved with conditions by the Committee in 2018 and 2021 respectively.

<p style="text-align: center;">Site No./ Location/ OZP/ Zoning/ Site Area / Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025)</p>	<p style="text-align: center;">Justifications for Retention</p>
<ul style="list-style-type: none"> • zoned “CDA(3)” • 1.24 ha • single ownership • 10 years 	<ul style="list-style-type: none"> • The BPs based on the latest approved MLP were approved in 2024 and construction works are underway. Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>20. K70 (Plan 28)</p> <ul style="list-style-type: none"> • YTMLs 58, 59, 60, 61 and 62 at Tung Yuen Street, Yau Tong, Kowloon • Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP • zoned “CDA(4)” • 0.43 ha • multiple ownership • 10 years 	<ul style="list-style-type: none"> • In 2015, the PB covering “CDA(1)” to “CDA(5)” sub-zones at Tung Yuen Street and Yan Yue Wai was endorsed by the Committee. • Two s.16 applications with MLP for proposed comprehensive residential development with shop and services use (A/K15/121), and amendments to Phase 1 of the approved MLP (A/K15/121-1) were approved with conditions by the Committee in 2020 and D of Plan under delegated authority of the Board in 2022 respectively. • The latest BPs for Phase 1 of the approved scheme under A/K15/121-1 were approved in 2024. The development of Phase 1 is deemed to have commenced but no building works have been carried out. • Compliance with approval conditions under the latest approved MLP is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>21. TW1 (Plan 29)</p> <ul style="list-style-type: none"> • Junction of Kwok Shui Road and Cheung Wing Road, Kwai Chung, New Territories • Kwai Chung OZP • zoned “CDA” • 1.23 ha • single ownership • 32 years 	<ul style="list-style-type: none"> • In 2000, a s.16 application (A/KC/241) for proposed hotel and service apartments with shops and services (retail/commercial) was approved by the Committee. BPs were approved in 2003. The proposed development was deemed to have commenced but no building works have been carried out. • The existing soy sauce factory on the site is still in operation. • In 2012, the draft Kwai Chung OZP No. S/KC/26 incorporating, among others, BH restriction of 120mPD for the subject site was gazetted. The owner of the site, Tung Chun Company Limited (Tung Chun) submitted a representation proposing to relax the BH restriction to 169mPD as approved under previous application and BPs. The Board decided not to uphold the representation. • In 2013, 2014 and 2018, Tung Chun lodged three Judicial Review (JR) applications against the BH restriction stipulated on the site under draft Kwai Chung OZPs No.

<p style="text-align: center;">Site No./ Location/ OZP/ Zoning/ Site Area / Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025)</p>	<p style="text-align: center;">Justifications for Retention</p>
	<p>S/KC/26 to S/KC/29.</p> <ul style="list-style-type: none"> • In 2018, the Court ordered that the Board’s decision on the representation be quashed and the representation be remitted to the Board for re-consideration. Upon the dismissal of Tung Chun’s subsequent appeals by the Court in 2021, the Board re-considered the JR applicant’s representation and related comments in 2022, and decided not to uphold the representation. The draft Kwai Chung OZPs were subsequently approved by CE in C. • Separately, the applicant submitted a s.16 application (A/KC/444) in 2017 for proposed office, retail and residential development and minor relaxation of BH restriction at the site. Upon further consideration, the application was approved with conditions by the Committee in 2019. The planning permission was subsequently extended to 22.3.2027. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>22. TW2 (Plan 30)</p> <ul style="list-style-type: none"> • North of Lai King Hill Road, Kau Wa Keng, Kwai Chung, New Territories • Kwai Chung OZP • zoned “CDA” • 5.08 ha • multiple ownership • 32 years 	<ul style="list-style-type: none"> • The site comprises a considerable number of private lots of various sizes with fragmented and uncoordinated piecemeal residential developments. The “CDA” site has poor accessibility and minimal infrastructural and utility provisions. • In 2023, a s.16 application (A/KC/489) for proposed comprehensive development including flat and community facilities was approved with conditions by the Committee. In April 2025, the same applicant submitted another s.16 application (A/KC/511) for proposed comprehensive development including flats, retail and community facilities with minor relaxation of PR and BH restrictions, which is under processing. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>23. TW36 (Plan 31)</p> <ul style="list-style-type: none"> • North of Wang Wo Tsai Street near the junction of Sha Tsui Road and Luen Yan Street, Tsuen Wan, New Territories • Tsuen Wan OZP • zoned “CDA(3)” 	<ul style="list-style-type: none"> • In 2021, a s.16 application (A/TW/527) with MLP for proposed comprehensive development including flats and social welfare facility (in phases) with minor relaxation of PR and BH restrictions for the entire “CDA(3)” zone was approved with conditions by the Committee. • The latest BPs for redevelopment of one of the four buildings on site under A/TW/527 were approved in February 2025 and the associated construction works are

Site No./ Location/ OZP/ Zoning/ Site Area / Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025)	Justifications for Retention
<ul style="list-style-type: none"> • 1.1 ha • single ownership for three buildings and multiple ownership for one building • 14 years 	<p>underway.</p> <ul style="list-style-type: none"> • The proposed lease modification was approved in 2022. Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
<p>24. TW39 (Plan 31)</p> <ul style="list-style-type: none"> • South of Wang Wo Tsai Street and north of Yeung Uk Road, Tsuen Wan, New Territories • Tsuen Wan OZP • zoned “CDA(6)” • about 0.5 ha • multiple ownership • 14 years 	<ul style="list-style-type: none"> • In 2023, a s.16 application (A/TW/537) with MLP for proposed comprehensive development including flats and social welfare facilities (in phases) with minor relaxation of PR and BH restrictions for the entire “CDA(6)” zone was approved with conditions by the Committee. • Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.

- End -

**List of “CDA” Sites with Approved MLP and
Already Agreed for Rezoning in Previous Rounds of CDA Review
(Total : 7 Sites)**

Site No./ Location/ OZP/ Zoning/ Site Area/ No. of Years Designated “CDA” (as at 31.3.2025)	Progress of Rezoning
<p>1. H58 (Plan 32)</p> <ul style="list-style-type: none"> • Ex-North Point Estate, North Point, Hong Kong • North Point OZP • zoned “CDA(3)” • 2.93 ha • 15 years 	<ul style="list-style-type: none"> • Phases 1 and 2 of the comprehensive residential (known as Victoria Harbour) and commercial (known as Harbour North) development with public transport terminus, public coach park, GIC facilities and public open space were completed by phases between 2015 and 2021. • In 2021, the Committee agreed to rezone the site to appropriate zoning to reflect the completed development upon full compliance with approval conditions. The applicant is taking steps to comply with relevant approval conditions.
<p>2. K11 (Plan 33)</p> <ul style="list-style-type: none"> • Airport Railway Kowloon Station, West Kowloon Reclamation, Kowloon • South West Kowloon OZP • zoned “CDA” • 13.54 ha • 32 years 	<ul style="list-style-type: none"> • The comprehensive residential and commercial developments (known as Union Square) were completed by phases between 2000 and 2010. • In 2013, the Committee agreed to rezone the site to appropriate zoning to reflect the completed development.
<p>3. K14 (Plan 34)</p> <ul style="list-style-type: none"> • Former Marine Police Headquarters at Salisbury Road, Tsim Sha Tsui, Kowloon • Tsim Sha Tsui OZP • zoned “CDA” • 1.17 ha • 31 years 	<ul style="list-style-type: none"> • The hotel and commercial development (known as 1881 Heritage) was completed in 2009. • In 2013, the Committee agreed to rezone the site to appropriate zoning to reflect the completed development and the historical value of the site. • In 2024, the owner submitted a s.16 application (A/K1/270) for hotel and tourism related development (proposed amendments to the approved MLP), which was subsequently withdrawn in view of adverse comments from AMO. The owner is liaising with AMO to resolve the outstanding issues. Proposed rezoning of the site will be considered pending the latest planning circumstances.
<p>4. K17 (Plan 35)</p> <ul style="list-style-type: none"> • Manhattan Hill at 1 Po Lun Street and Kowloon Motor Bus (KMB) Headquarters Building at 9 Po Lun Street, Lai Chi Kok, Kowloon • Lai Chi Kok OZP 	<ul style="list-style-type: none"> • The site comprises two private lots. In 2006, the southern portion previously occupied by a bus depot was redeveloped into a comprehensive residential and commercial development (known as Manhattan Hill). • The northern portion is currently occupied by KMB Headquarters Building completed in 1989. According to KMB, the Headquarters Building is to be retained.

Site No./ Location/ OZP/ Zoning/ Site Area/ No. of Years Designated “CDA” (as at 31.3.2025)	Progress of Rezoning
<ul style="list-style-type: none"> • zoned “CDA” • 1.30 ha • 31 years 	<p>Separately, planning permission was granted in 2016 for eating place, office, shop and services and place of recreation, sports or culture uses at the premises of the existing KMB Headquarters Building.</p> <ul style="list-style-type: none"> • In 2019, the Committee agreed to rezone the site to appropriate zoning to reflect the development at Manhattan Hill and the KMB Headquarters Building.
<p>5. K25 (Plan 36)</p> <ul style="list-style-type: none"> • 38 Sham Mong Road, Sham Shui Po, Kowloon • South West Kowloon OZP • zoned “CDA” • 4.5 ha • 26 years 	<ul style="list-style-type: none"> • The public housing development (known as Hoi Tat Estate), together with the Ancillary Facilities Block and Sham Shui Po Leisure and Cultural Building, have been completed. • In 2023, the Committee agreed to rezone the site to appropriate zoning to reflect the completed development.
<p>6. K26 (Plan 37)</p> <ul style="list-style-type: none"> • 28 Sham Mong Road, Sham Shui Po, Kowloon • South West Kowloon OZP • zoned “CDA” • 4.62 ha • 26 years 	<ul style="list-style-type: none"> • The comprehensive residential and commercial development (known as Cullinan West) was completed by phases between 2017 and 2019. • In 2021, the Committee agreed to rezone the site to appropriate zoning to reflect the completed development.
<p>7. K34 (Plan 38)</p> <ul style="list-style-type: none"> • Junction of Inverness Road and Junction Road, Kowloon Tong, Kowloon • Kowloon Tong OZP • zoned “CDA” • 1.24 ha • 27 years 	<ul style="list-style-type: none"> • The school portion and the residential portion (known as Parc Inverness) were completed in 2007 and 2016 respectively. • In 2017, the Committee agreed to rezone the site to appropriate zoning to reflect the completed development.

List of “CDA” Site with Approved MLP and Proposed for Rezoning
(Total : 5 Sites)

Site No./ Location/ OZP/ Zoning/ Site Area/ No. of Years Designated “CDA” (as at 31.3.2025)	Justifications for Rezoning
<p>1. H19 (Plan 39)</p> <ul style="list-style-type: none"> • 979 King’s Road, Quarry Bay, Hong Kong • Quarry Bay OZP • zoned “CDA” • 2.22 ha • 20 years 	<ul style="list-style-type: none"> • The comprehensive commercial development (known as Taikoo Place) was completed by phases between 1994 and 2024. • Phase 1 development (Dorset House and Lincoln House) was completed in 1994 and 1998 respectively. Phase 2 involves redevelopment of three industrial buildings into One Taikoo Place and Two Taikoo Place under three s.16 applications (A/H21/96, 132 and 148), which were approved with conditions by the Committee between 1999 and 2017. One Taikoo Place and Two Taikoo Place were completed in 2018 and 2022 respectively. The revised footbridge system required in the approval condition was completed in 2024. • Upon full compliance with the approval conditions, the site could be rezoned to appropriate zoning to reflect the completed development when opportunity arises.
<p>2. K56 (Plan 40)</p> <ul style="list-style-type: none"> • NKIL 6556, 2 Concorde Road, Kai Tak, Kowloon • Kai Tak OZP • zoned “CDA(1)” • 1.77 ha • 18 years 	<ul style="list-style-type: none"> • The comprehensive commercial development with public transport terminus (known as AIRSIDE) was completed in 2023. • The site could be rezoned to appropriate zoning to reflect the completed development when opportunity arises.
<p>3. K65 (Plan 41)</p> <ul style="list-style-type: none"> • 6 and 8 Lai Ying Street, Cheung Sha Wan, Kowloon (NKIL 6549) • South West Kowloon OZP • zoned “CDA” • 1.93ha • 11 years 	<ul style="list-style-type: none"> • The comprehensive private residential development (known as Grand Victoria) was completed in 2023. • The site could be rezoned to appropriate zonings to reflect the completed development when opportunity arises.

Site No./ Location/ OZP/ Zoning/ Site Area/ No. of Years Designated “CDA” (as at 31.3.2025)	Justifications for Rezoning
<p>4. K66 (Plan 41)</p> <ul style="list-style-type: none"> • 10 Lai Ying Street, Cheung Sha Wan, Kowloon (NKIL 6550) • South West Kowloon OZP • zoned “CDA(2)” • 0.49 ha • 11 years 	<ul style="list-style-type: none"> • The comprehensive hotel development (known as Townplace West Kowloon) was completed in 2023. • The site could be rezoned to appropriate zonings to reflect the completed development when opportunity arises.
<p>5. K71 (Plan 42)</p> <ul style="list-style-type: none"> • YTIL 44 at Yan Yue Wai, Yau Tong, Kowloon • Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP • zoned “CDA(5)” • 1.06 ha • 10 years 	<ul style="list-style-type: none"> • The comprehensive development including flats, shop and services, eating place and public vehicle park (known as Montego Bay) was completed in 2023. • The site could be rezoned to appropriate zoning to reflect the completed development when opportunity arises.

- End -