METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC Paper No. 3/25

For Consideration by
the Metro Planning Committee on 23.5.2025

Review of Sites Designated "Comprehensive Development Area"
on Statutory Plans in the Metro Area for the Years 2023/2025

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1. PURPOSE

The purpose of this Paper is to brief the Metro Planning Committee (the Committee) on the results of the review of the sites designated "Comprehensive Development Area" ("CDA") on the statutory plans in the Metro Area for the years 2023/2025 (i.e. 1.4.2023 to 31.3.2025). The review will assist the Committee in:

(a) considering the rezoning of suitable "CDA" sites to appropriate zonings; and

(b) monitoring the progress of "CDA" developments.

2. BACKGROUND

According to the latest Town Planning Board Guidelines for Designation of "CDA" Zones and Monitoring the Progress of "CDA" Developments (TPB PG-17A) promulgated in 2016, the review of "CDA" sites designated for more than three years should be conducted on a biennial basis to closely monitor the progress of development. Through regular review of "CDA" sites, the Town Planning Board (the Board) would, taking the specific circumstances pertaining to each "CDA" site into account, give consideration to the case of re-designating "CDA" developments to other land use zoning. The last CDA Review was considered by the Committee on 5.5.2023.

3. CURRENT SITUATION

Since the last CDA Review, four "CDA" sites [1] have been rezoned to various commercial and/or residential zonings. The current review covers the remaining 46 "CDA" sites in the Metro Area as at end of March 2025 (***Plans 1 to 3***) [2]. Among the 46 "CDA" sites, 10 are without valid approved Master Layout Plan (MLP) and 36 with approved MLP.

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[1] The four rezoned "CDA" sites are: (i) Former Lingnan Campus Site at Stubbs Road (H29); (ii) Ex-Chai Wan Factory Estate, Chai Wan (H36); (iii) 56 Fuk Tsun Street and 1 Lime Street, Mong Kok (K52); and (iv) 19-31 Ma Tau Pa Road, Tsuen Wan (TW23).

[2] A site at 1, 1A, 2 and 3 Hillside Terrace, 1-5 Schooner Street, 53 and 55 Ship Street and adjoining government land, Wan Chai was designated as "CDA" zone on the OZP in June 2022. As at end of March 2025, the "CDA" designation of this site is less than 3 years and hence it is not included in the current CDA Review. Meanwhile, a s.12A application (Y/H5/8) to rezone this "CDA" and adjoining "Residential (Group C)" ("R(C)") , "Open Space" ("O") and "Government, Institution or Community" ("G/IC") sites and area shown as 'Road' to "Other Specified Uses" ("OU") annotated "Residential Development with Historical Building Conserved" and "OU" annotated "Elevated Walkway" was partially agreed by the Committee in January 2025.

4. THE REVIEW

4.1 "CDA" Sites with No Valid Approved MLP (Total: 10)

Sites Proposed for Retention (Total: 8)

4.1.1 The "CDA" designation of the following eight sites is essential for providing planning guidance and control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Detailed justifications for retaining the "CDA" designation are set out in **Appendix Ia** and the status of these sites is summarised as follows:

(a) four sites (H21, K55, K59 and K68) in Central, Kai Tak and Yau Tong are on government land pending land disposal subject to site availability and resolution of related development constraints (***Plans 4, 7, 8 and 9***). For K55 and K59 in Kai Tak (***Plans 7 and 8***), they are temporarily used for light public housing development in the interim. For K68 in Yau Tong (***Plan 9***), availability of the site for development is subject to the relocation of Kwun Tong Wholesale Fish Market; and

(b) four sites (K30, K42, TW37 and TW38) under single/ multiple ownership in Ma Tau Kok, Hung Hom and Tsuen Wan are subject to traffic/ environmental/ visual impacts, infrastructural constraints and/or industrial/residential (I/R) interface problems (***Plans 5, 6 and 10***).

Sites Subject to On-going Review (Total: 2)

4.1.2 The following two "CDA" sites with no valid approved MLP are subject to on-going review. Details of the sites are at **Appendix Ib** and summarised as follows:

(a) H61 (***Plan 11***) on government land bounded by Hung Hing Road, Fleming Road, Tonnochy Road, Great Eagle Centre and Harbour Centre in Wan Chai is intended primarily for convention and meeting facilities and other commercial related uses, together with railway station facilities, a public transport interchange (PTI) and other supporting facilities. While the Exhibition Centre Station and PTI have been developed, the topside development of the "CDA" site, together with the sites zoned "OU(Waterfront Related Commercial and Leisure Uses)" and "O" at the Pierside Precinct, are currently under CEDD's "Study on Topside Development above Exhibition Centre Station – Feasibility Study", which commenced in 2023 to investigate the planning and engineering feasibility of the study area for commercial and/or other suitable uses. The land use zoning of the "CDA" site will be considered pending the recommendation of the Study.

(b) K31 (***Plan 12***) under multiple ownership is located at the junction of Kowloon City Road and Ma Tau Kok Road which is commonly known as "13 Streets". The planning intention is to facilitate 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. As a large number of owners, tenants and business operators will be affected, Development Bureau (DEVB) and Planning Department (PlanD) are assessing appropriate implementation mechanism to facilitate redevelopment of the site.

4.2 "CDA" Sites with Approved MLP (Total: 36)

Sites Proposed for Retention (Total: 24)

4.2.1 Among the 36 "CDA" sites with approved MLP, 24 are proposed for retention. These sites are progressing towards implementation or are at various stages of building construction and implementation. Retention of the "CDA" designation is necessary to ensure implementation in accordance with the approved MLPs and fulfilment of approval conditions. Detailed justifications for retaining the "CDA" designation are set out in **Appendix IIa** and summarised as follows:

(a) one site (H7) with construction completed but compliance with approval conditions is still in progress **(*Plan 13*)**;

(b) 12 sites (H28, H35, H39, H59, K27, K29, K41, K60, K61, K67, K69 and TW36) with building plans approved but construction works are yet to commence or at different construction stages (***Plans 14, 15, 16, 18, 22, 23, 25, 26, 28 and 31***);

(c) six sites (H54 & H55, K13, K19, K39, K64 and K70) with portion of the site developed or with building plans for portion of the site approved but construction works are yet to commence or at different construction stages (***Plans 17, 20, 21, 24, 27 and 28***):

- H54 & H55 in North Point (***Plan 17***) – Phase 1 was completed and the latest MLP mainly to sub-divide Phase 2 into Phases 2A and 2B was approved with conditions by the Committee in 2023. The latest building plans for Phase 2A were approved in 2024 and construction works are underway;

- K13 in Yau Tong Bay (***Plan 20***) – the latest MLP for proposed comprehensive development (including commenced Phases 1 and 2 developments and Phase 3 which is yet to be developed) was approved with conditions by the Committee in 2023. Meanwhile, a s.12A application to rezone the Wing Shan industrial building site (in the remaining phases) from "CDA" to "Commercial (1)" ("C(1)") was partially agreed by the Committee in 2023;

- K19 in Diamond Hill (***Plan 21***) – 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;

- K39 in Ma Tau Kok (***Plan 24***) – the building plans for the eastern portion were approved while building plans for the western portion were disapproved in 2022;

- K64 in Shek Kip Mei (***Plan 27***) – the building plans for Site 2 (to be granted to the Urban Renewal Authority (URA) for the provision of Starter Homes units) were first approved in 2024. The building plans for Site 1 (to be granted to Hong Kong Settlers Housing Corporation Limited (HKSHCL) for rehousing the affected residents) were approved in March 2025; and

- K70 in Yau Tong (***Plan 28***) – the latest building plans for Phase 1 were approved in 2024;

(d) four sites (K40, TW1, TW2 and TW39) with building plans yet to be approved or yet to be submitted (***Plans 24, 29, 30 and 31***); and

(e) one site (K7) (Whampoa Garden) was once rezoned to "Residential (Group A)" ("R(A)") and "Commercial" ("C") in 2003 (***Plan 19***). However, after consideration of the strong local objections against the rezoning amendments mainly for the reason that there was still undeveloped non-domestic gross floor area (GFA) for the development, the Board decided to uphold the objections and reinstate the original "CDA" zoning to ensure proper control over the undeveloped GFA. As there are no changes in the planning circumstances, the "CDA" zoning should be retained.

Sites Already Agreed for Rezoning in Previous Rounds of CDA Review (Total: 7)

4.2.2 There are seven "CDA" sites with developments completed. They were agreed for rezoning in the previous rounds of CDA Review (**Appendix IIb**). These sites would be rezoned to appropriate zoning when opportunity arises. The progress of these sites is summarised as follows:

(a) H58 at the Ex-North Point Estate, North Point (***Plan 32***) – the comprehensive residential (known as Victoria Harbour) and commercial (known as Harbour North) developments with public transport terminus, public coach park, government, institution and community (GIC) facilities and public open space were completed by phases between 2015 and 2021;

(b) K11 at the Airport Railway Kowloon Station (***Plan 33***) – the comprehensive residential and commercial developments (known as Union Square) were completed by phases between 2000 and 2010;

(c) K14 at the Former Marine Police Headquarters at Salisbury Road, Tsim Sha Tsui (***Plan 34***) – the hotel and commercial developments (known as 1881 Heritage) were completed in 2009;

(d) K17 at Po Lun Street, Lai Chi Kok (***Plan 35***) – the site comprises two private lots. The southern portion previously occupied by a bus depot was redeveloped into a comprehensive residential and commercial development (known as Manhattan Hill) in 2006. The northern portion is currently occupied by the Kowloon Motor Bus (KMB) Headquarters Building and it is to be retained according to KMB. 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;

(e) K25 at 38 Sham Mong Road, Sham Shui Po (***Plan 36***) – the public housing development (known as Hoi Tat Estate), together with the Ancillary Facilities Block and Sham Shui Po Leisure and Cultural Building, were completed between 2020 and 2022;

(f) K26 at 28 Sham Mong Road, Sham Shui Po (***Plan 37***) – the comprehensive residential and commercial development (known as Cullinan West) was completed by phases between 2017 and 2019; and

(g) K34 at the junction of Inverness Road and Junction Road, Kowloon Tong (***Plan 38***) – the school portion of the site was completed in 2007 and the residential portion (known as Parc Inverness) was completed in 2016.

Sites Proposed for Rezoning (Total: 5)

4.2.3 The developments at the following five "CDA" sites have been completed. Corresponding amendments to the OZPs will be proposed to reflect the completed developments when opportunity arises. The sites are summarised below and their details are set out in **Appendix IIc**:

(a) H19 at 979 King's Road, Quarry Bay (***Plan 39***) – the comprehensive commercial development (known as Taikoo Place) was completed by phases between 1994 and 2024;

(b) K56 (NKIL 6556) at 2 Concorde Road, Kai Tak (***Plan 40***) – the comprehensive commercial development with public transport terminus (known as AIRSIDE) was completed in 2023;

(c) K65 at 6 and 8 Lai Ying Street, Cheung Sha Wan (***Plan 41***) – the comprehensive private residential development (known as Grand Victoria) was completed in 2023;

(d) K66 at 10 Lai Ying Street, Cheung Sha Wan (***Plan 41***) – the comprehensive hotel development (known as Townplace West Kowloon) was completed in 2023; and

(e) K71 (YTIL 44) at Yan Yue Wai, Yau Tong (***Plan 42***) – the comprehensive private residential development (known as Montego Bay) was completed in 2023.

Questionnaires

4.2.4 In accordance with the established practice, questionnaires were sent in late 2024 to the developers or their agents for the 36 "CDA" sites with approved MLP to gauge a better understanding of the implementation of the sites. PlanD has received 23 replies.

4.2.5 From the replies, the following is noted:

- the approved "CDA" schemes are at different stages of implementation;
- there are no insurmountable difficulties on the developers' side that would hinder the implementation of the approved schemes; and
- should there be any outstanding issues causing delays to the development, the developers or their agents are aware that the Board is monitoring the progress of the implementation of the approved schemes, and if necessary, they could approach PlanD for advice.

4.3 Summary

The following table summarises the proposals made under the current review:

	With No Valid Approved MLP	**With Approved MLP**	**Total**
Proposed for Retention	8 ***(Appendix Ia)***	24 ***(Appendix IIa)***	32
Subject to On-going Review	2 ***(Appendix Ib)***	-	2
Already Agreed for Rezoning in Previous Rounds of CDA Review	-	7 ***(Appendix IIb)***	7
Proposed for Rezoning	-	5 ***(Appendix IIc)***	5
Total number of "CDA" sites designated for more than 3 years	**10**	**36**	**46**

5. CONSULTATION

Concerned departments will be consulted on the rezoning proposals for the relevant "CDA" sites when detailed rezoning proposals are available.

6. DECISION SOUGHT

6.1 Members are requested to:

(a) note the findings of the review of the sites designated "CDA" on statutory plans in the Metro Area;

(b) agree to the proposed retention of the "CDA" designation for the sites mentioned in paragraphs 4.1.1 and 4.2.1 and detailed at **Appendices Ia** and **IIa**;

(c) note the sites which are subject to on-going review mentioned in paragraph 4.1.2 and detailed at **Appendix Ib**;

(d) note the previous agreement of the Committee to rezone the sites mentioned in paragraph 4.2.2 and detailed at **Appendix IIb**; and

(e) agree to the proposed rezoning of the sites mentioned in paragraph 4.2.3 and detailed at **Appendix IIc.**

6.2 Should the Committee agree in principle to the proposed rezoning of the concerned "CDA" sites, papers on the detailed rezoning proposals with development restrictions, if any, would be submitted to the Committee for consideration in due course.

ATTACHMENTS

Appendix Ia	List of "CDA" Sites with No Valid Approved MLP and Proposed for Retention
Appendix Ib	List of "CDA" Sites with No Valid Approved MLP and Subject to On-going Review
Appendix IIa	List of "CDA" Sites with Approved MLP and Proposed for Retention
Appendix IIb	List of "CDA" Sites with Approved MLP and Already Agreed for Rezoning in Previous Rounds of CDA Review
Appendix IIc	List of "CDA" Sites with Approved MLP and Proposed for Rezoning
Plan 1	Location Plan of "CDA" Sites in Hong Kong District
Plan 2	Location Plan of "CDA" Sites in Kowloon District
Plan 3	Location Plan of "CDA" Sites in Tsuen Wan, Kwai Tsing and West Kowloon District
Plans 4 to 42	Extract Plans for Individual "CDA" Sites

Planning Department
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