

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 |
|--|---|
| 1. NTW 3 (Plan 6) <ul style="list-style-type: none"> Tai Kiu Village, Yuen Long Yuen Long OZP zoned “CDA” 2 ha multiple ownership 22 years | <ul style="list-style-type: none"> The site is subject to a maximum domestic plot ratio (PR) of 5.0 or maximum non-domestic PR of 9.5. In 2010, a s.16 application (A/YL/136) for comprehensive commercial/ residential development was approved with conditions by the Committee. The planning permission was subsequently extended to 2018. However, there was no major progress in the implementation of the approved scheme, the planning permission lapsed in 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. |
| 2. NTW 49 (Plan 7) <ul style="list-style-type: none"> Site abutting Tung Wui Road and Kam Po Road, Kam Tin, Yuen Long Kam Tin South OZP zoned “CDA” 2.51 ha multiple ownership 18 years | <ul style="list-style-type: none"> The site is subject to a maximum PR of 0.4 and maximum building height (BH) of 3 storeys (9m). The site comprises Areas (a) and (b). Building development is confined to Area (a) (about 1.3 ha). For Area (b) (about 1.2 ha), it comprises existing trees and abandoned meander retained under the drainage project that require preservation, and 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) covering the subject “CDA” site was completed in 2014. In view of infrastructural constraints, particularly the capacity of 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. In 2018, a s.16 application (A/YL-KTS/705) for proposed house development (comprising 68 two- to three-storey houses) was approved with conditions by the Committee. 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). Yet, the planning permission lapsed in 2022. |

| 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"> • In 2020, a s.12A application (Y/YL-KTS/6) for increasing the maximum PR from 0.4 to 5.0 and maximum BH from 3 storeys (9m) to 69mPD to facilitate a private housing development was withdrawn. • Meanwhile, a s.16 application (A/YL-KTS/899) for proposed temporary transitional housing development for 3 years was approved with conditions by the Committee in 2021. According to the applicant, transitional housing would be provided at the site for not less than 7 years. The aforesaid development was completed with the Occupation Permit (OP) issued in 2024. A renewal application (A/YL-KTS/1012) for 3 years was approved by the Committee with planning permission valid until 24.9.2027. • There is currently no s.16 planning permission and approved MLP to effect development of the “CDA” zone. The “CDA” designation is proposed to be retained to scrutinise the future development through the submission of planning application with a MLP and technical assessments to substantiate its technical feasibility. |
| 3. NTW 55 (Plan 8) <ul style="list-style-type: none"> • Junction of Ho Tin Street and Kin On Street, Tuen Mun • Tuen Mun OZP • zoned “CDA(2)” • 1.72 ha • single ownership • 13 years | <ul style="list-style-type: none"> • The site is subject to a maximum PR of 9.5 and maximum BH of 100mPD. • The site was rezoned from “Industrial” (“I”) to “CDA(2)” based on the recommendations of Area Assessments 2009 of Industrial Land in the Territory. It is intended to be redeveloped for commercial use. • The site is currently occupied by a bus overhaul centre, and is subject to adverse traffic and industrial noise impacts and infrastructural constraints. • The “CDA” zoning is to avoid piecemeal developments and to ensure that the infrastructural constraints would be satisfactorily addressed. Control on the design of the site is also important to create a more functional, interesting and aesthetically pleasing town core. Development of the site will require relocation of the existing bus overhaul centre. In view of the above, the “CDA” designation of the site should be retained. |
| 4. NTE 23 (Plan 9) <ul style="list-style-type: none"> • South of Kwu Tung Road and west of Hang Tau Road, Sheung Shui • Kwu Tung South OZP • zoned “CDA(3)” • 1.95 ha | <ul style="list-style-type: none"> • In 2013, the site was rezoned to “CDA” as a result of the agreement of a s.12A application (Y/NE-KTS/3). The planning permission for the latest approved MLP for the “CDA” site (A/NE-KTS/484) lapsed in February 2025. • In 2023, the site was rezoned from “CDA” to “CDA(3)” subject to a maximum PR of 2 and maximum BH of 70mPD as a result of the partial agreement of a s.12A |

| 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"> • single ownership • 12 years | <p>application (Y/NE-KTS/15).</p> <ul style="list-style-type: none"> • Land exchange to effect the proposed development for the “CDA(3)” zone is being processed. • There is currently no s.16 planning permission and approved MLP for the “CDA(3)” site. The “CDA” designation is proposed to be retained to scrutinise the future development, in particular the ecological impacts, through the submission of planning application with a MLP and technical assessments to substantiate its technical feasibility. |
| <p>5. NTE 24 (Plan 9)</p> <ul style="list-style-type: none"> • Hang Tau Tai Po, Kwu Tung • Kwu Tung South OZP • zoned “CDA” • 1.87 ha • multiple ownership • 12 years | <ul style="list-style-type: none"> • In 2012, the site was rezoned to “CDA” as a result of the agreement of a s.12A application (Y/NE-KTS/5). • In 2019, a s.16 application (A/NE-KTS/465) for proposed residential development was approved with conditions by the Committee. The planning permission was extended to 19.7.2027. • In 2023, the “CDA” site was sub-divided into two sub-areas (Areas (a) and (b)) subject to a maximum domestic PR of 1.23, a maximum non-domestic PR of 0.18 and a maximum BH of 41mPD (for Area (a) only); and a maximum PR of 1.23 and a maximum BH of 34mPD (for Area (b) only) to take forward the Committee’s agreement of a s.12A application (Y/NE-KTS/13). • There is no s.16 planning permission and approved MLP to effect development of the current “CDA” zone with two sub-areas. The “CDA” designation is proposed to be retained to scrutinise the future development through the submission of planning application with a MLP and technical assessments to substantiate its technical feasibility. |
| <p>6. NTE 25 (New Site) (Plan 9)</p> <ul style="list-style-type: none"> • North of Kam Hang Road near Kwu Tung Road, Sheung Shui • Kwu Tung South OZP • zoned “CDA(2)” • 2.08 ha • single ownership • 4 years | <ul style="list-style-type: none"> • In 2021, the site was rezoned from mainly “Recreation” (“REC”) to “CDA(2)” subject to a maximum PR of 3.0 and maximum BH of 75mPD as a result of the partial agreement of a s.12A application (Y/NE-KTS/14). • There is currently no valid planning permission and MLP for the “CDA(2)” site. The “CDA” designation is proposed to be retained to scrutinise the future development through the submission of planning application with a MLP and technical assessments to substantiate its technical feasibility. |

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Retention |
|---|---|
| <p>7. SK-A1 (Plan 10)</p> <ul style="list-style-type: none"> • Kap Pin Long, Sai Kung • Pak Kong and Sha Kok Mei OZP • zoned “CDA” • 1.29 ha • single ownership • 26 years | <ul style="list-style-type: none"> • In 1998, the Board agreed to rezone the site from “Residential (Group D)” (“R(D)”) and “Green Belt” (“GB”) to “CDA” subject to a maximum PR of 0.2, maximum site coverage (SC) of 20% and 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 stream course 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. The planning permission was subsequently extended to 2010. • Building plans (BPs) for the approved MLP were rejected and approval conditions of the MLP were not complied with. The planning permission lapsed in 2010. • It is recommended to retain the “CDA” zone to ensure that concerns on the natural environment could be properly addressed through comprehensive development. |
| <p>8. NTI 5 (Plan 11)</p> <ul style="list-style-type: none"> • Sok Kwu Wan, Lamma Island • Lamma Island OZP • zoned “CDA” • 1.99 ha • multiple ownership • 24 years | <ul style="list-style-type: none"> • The site is subject to a maximum gross floor area (GFA) of 12,000m², maximum SC of 40% and 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). The Policy Address 2024 announced that ELQ will be developed into an area for resort hotel, outdoor recreational uses and low-density residential use with yacht tourism. Upon finalisation of the way forward and implementation of the ELQ, the “CDA” site would also be reviewed when opportunity arises. |

- End -

List of “CDA” Sites with No Valid Approved MLP and Subject to On-going Review
(Total : 9 Sites)

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Review |
|--|---|
| 1. NTW 9 (Plan 12) <ul style="list-style-type: none"> • Lok On Pai Ex-desalting Plants, Tsing Fat Street, Tuen Mun • Tuen Mun OZP • zoned “CDA” • 9 ha • government land • 30 years | <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 (LPH) development. Construction works for LPH commenced in 2024 and are expected to be completed in 2026. • The large waterfront site is subject to various infrastructural constraints, and 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” (the Study) covering the site is underway, and future land use/development intensity and technical issues such as traffic, environmental and infrastructural constraints of the site would be assessed under the Study. |
| 2. NTW 17 (Plan 13) <ul style="list-style-type: none"> • South of Tam Mei Barracks, Ngau Tam Mei, Yuen Long • Ngau Tam Mei OZP • zoned “CDA” • 19.68 ha • multiple ownership • 30 years | <ul style="list-style-type: none"> • The site is subject to a maximum GFA of 79,000m² and maximum BH of 3 storeys including car park. • In 2009, a s.16 application (A/YL-NTM/223) covering northern portion of the “CDA” site for a low-rise residential development of 136 houses was rejected by the Committee. • In 2018, s.12A application (Y/YL-NTM/3) for rezoning the site from “CDA” to Option 1 – “R(B)1” or Option 2 – “CDA(2)” for comprehensive residential development with commercial facilities was withdrawn by the applicant. • The southwestern part of the “CDA” site falls within the authorised scheme boundary of the NOL Main Line gazetted in April 2025. Construction of the NOL Main Line is expected to commence in 2025 for completion in 2034. • The land uses of the wider area covering this “CDA” site are being reviewed under the “Land Use Review Study for Ngau Tam Mei Area – Feasibility Study” (NTM LUR Study) which was commissioned by the Government in 2021. A broad land use concept plan was made available for consultation for two months till January 2025. Taking into account the public views received, a RODP for Ngau Tam Mei (NTM) will be |

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Review |
|--|--|
| | <p>formulated.</p> <ul style="list-style-type: none"> The “CDA” designation will be reviewed in a timely manner with due regard to the impending finalisation of the NTM LUR Study. |
| <p>3. NTW 18 (Plan 13)</p> <ul style="list-style-type: none"> East of Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long Ngau Tam Mei OZP zoned “CDA” 9.62 ha multiple ownership 30 years | <ul style="list-style-type: none"> The site is subject to a maximum GFA of 39,000m² and maximum BH of 3 storeys including car park. Three s.16 applications (A/YL-NTM/3, 235 and 274) for residential developments were withdrawn by the applicant in 2001, 2011 and 2014 respectively. In 2022, a s.12A application (Y/YL-NTM/8) was submitted for rezoning the site from “CDA” to “CDA(1)” with a maximum domestic/non-domestic PR of 4.0 / 0.7 and maximum BH of 170mPD, which is under processing. A significant portion of the “CDA” site falls within the authorised scheme boundary of the NOL Main Line gazetted in April 2025. Construction of the NOL Main Line is expected to commence in 2025 for completion in 2034. The land uses of the wider area covering this “CDA” site are being reviewed under the NTM LUR Study which was commissioned by the Government in 2021. A broad land use concept plan was made available for consultation for two months till January 2025. Taking into account the public views received, a RODP for NTM will be formulated. Similar to the circumstances pertinent to NTW 17, the “CDA” designation will be reviewed in a timely manner with due regard to the impending finalisation of the NTM LUR Study. |
| <p>4. NTW 21 (Plan 14)</p> <ul style="list-style-type: none"> Lots 2744 s.A RP, 2744 s.B RP in DD 124 and adjoining Government land, Tan Kwai Tsuen, Yuen Long Tong Yan San Tsuen OZP zoned “CDA” 0.99 ha single ownership 28 years | <ul style="list-style-type: none"> The site is subject to a maximum GFA of 9,925m² and maximum BH of 4 storeys over single-storey car park. In 1997, a s.16 application (A/YL-TYST/14) for residential development was approved with conditions by the Committee. The planning permission was extended three times to 2005. Subsequently, a s.16 application (A/YL-TYST/292) for minor amendments to the approved scheme under A/YL-TYST/14 was approved with conditions by Director of Planning under delegated authority of the Board, which was valid until 2009. Owing mainly to the need to resolve the road access issue, the land exchange had yet to be finalised. The planning permission lapsed in 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 |

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Review |
|--|--|
| | <p>PlanD’s “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” in 2020, which is subject to an EFS commissioned by CEDD. The land use zoning of the “CDA” site will be reviewed subject to the finding of the EFS.</p> |
| <p>5. NTW 40 (Plan 15)</p> <ul style="list-style-type: none"> • Long Ha, Kam Tin, Yuen Long • Kam Tin North OZP • zoned “CDA” • 11.28 ha • multiple ownership • 25 years | <ul style="list-style-type: none"> • In 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 maximum BH of 4 storeys. The “OU (Railway Reserve)” zone in between the “CDA” site was reserved for the NOL Main Line development. • The alignment under the authorised scheme of the NOL Main Line had shifted from the “OU (Railway Reserve)” zone to the east of the “CDA” site. Construction of the NOL Main Line is expected to commence in 2025 for completion in 2034. • To the further north of the “CDA” site is the area subject to NTM LUR Study. Besides, the “Hong Kong Major Transport Infrastructure Development Blueprint” recommended the Northern Metropolis (NM) Highway connecting the NTN New Town and other New Development Areas in NM. The NTM LUR Study and the NM Highway under planning will have interfaces with the surrounding areas of the site which would affect the development potential and design considerations of the site. • The land use zoning and development intensity of the “CDA” site will be reviewed with due regard to the authorised scheme of the NOL Main Line and the finalised plans/alignments for the NTM LUR Study and the NM Highway. |
| <p>6. NTW 50 (Plan 16)</p> <ul style="list-style-type: none"> • Site to the north-east of Long Tin Road, Yuen Long • Ping Shan OZP • zoned “CDA” • 8.3 ha • multiple ownership • 14 years | <ul style="list-style-type: none"> • The three sites (NTW 50, 51 and 52) 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 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. |
| <p>7. NTW 51 (Plan 16)</p> <ul style="list-style-type: none"> • Site to the west of Yung Yuen Road and north of Long Tin | <ul style="list-style-type: none"> • 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 |

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Review |
|--|---|
| <p>Road, Yuen Long</p> <ul style="list-style-type: none"> • Ping Shan OZP • zoned “CDA” • 5.1 ha • multiple ownership • 14 years | <p>on Existing Profile and Operations of Brownfield Sites in the New Territories” in 2020, which is subject to an EFS commissioned by CEDD. The land use zoning of the “CDA” sites will be reviewed subject to the finding of the said EFS.</p> <ul style="list-style-type: none"> • NTW 52 is the subject of a s.16 application (A/YL-PS/642) for proposed residential development, which was rejected by the Committee in 2021 due to the applicant’s failure to demonstrate that the proposed development was in line with the Town Planning Board Guidelines No. 17A related to “CDA” Developments and that the proposed development would not generate adverse traffic and environmental impacts to the surrounding areas. |
| <p>8. NTW 52 (Plan 16)</p> <ul style="list-style-type: none"> • Site to the north-west of Long Ping Road, Yuen Long • Ping Shan OZP • zoned “CDA” • 8.5 ha • multiple ownership • 14 years | <ul style="list-style-type: none"> • Nevertheless, part of the site of NTW 52 and the adjoining land parcels to the north are covered by a Land Sharing Pilot Scheme (LSPS) application for proposed public housing and private residential development with supporting facilities. In 2022, the Chief Executive-in-Council 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>9. NTE 9 (Plan 17)</p> <ul style="list-style-type: none"> • Near Ma Liu Shui San Tsuen, Lung Yeuk Tau, Fanling • Lung Yeuk Tau and Kwai Tei South OZP • zoned “CDA” • 0.8 ha • single ownership • 28 years | <ul style="list-style-type: none"> • The “CDA” zone with a maximum non-domestic PR of 0.9, maximum SC of 46% and BH restriction of 12m is to facilitate 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. • In 1997, a s.16 application (A/NE-LYT/104) for minor relaxation of non-domestic PR to 0.937 and non-domestic SC to 50.58% for the redevelopment of a food processing workshop at the site was approved with conditions by the Committee. The planning permission was subsequently extended to 2010. As the land exchange to effect the proposed redevelopment was not executed and there was no approved BPs for the proposed development, the planning permission lapsed in 2010. • The “CDA” zoning is proposed to be retained taking into account the following: |

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Review |
|--|--|
| | <ul style="list-style-type: none"> (i) 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; (ii) the relocation proposal of the soy sauce factory from Kwai Chung to this “CDA” site in Lung Yeuk Tau is now under consideration by the applicant; (iii) appropriate planning control over the future development/redevelopment of the subject site through the submission of MLP and relevant technical assessments should be maintained with a view to avoid causing unacceptable environmental impacts on the adjoining residential uses within the “Residential (Group C)” zone and village developments within the “V” zones in the vicinity; and (iv) the site falls within the proposed development area at NTN New Town under the “Remaining Phase Development of the NTN – Planning and Engineering Study for NTN New Town and Man Kam To – Investigation” (P&E Study). According to the Broad Land Use Concept Plan under the Preliminary Development Proposals for NTN New Town and Ma Tso Lung released by DEVB in late December 2024, the site falls within an area proposed for mixed use/ residential use. Taking into account the public views received during the two-month public consultation exercise ended in March 2025, the relevant land use proposals will be refined and the RODP for NTN New Town will be formulated. The land use zoning and development restrictions of the site will be subject to the study findings. |

- End -

**List of “CDA” Site with No Valid Approved MLP and
Already Agreed for Rezoning in Previous Rounds of CDA Review**

(Total : 1 Site)

| Site No./ Location/ OZP/ Zoning/ Site Area/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Rezoning |
|--|---|
| <p>NTW 43 (Plan 18)</p> <ul style="list-style-type: none"> • South-east of Tong Fong Tsuen and west of Ping Ha Road, Ping Shan, Yuen Long • Ping Shan OZP • zoned “CDA” • 1.65 ha • 23 years | <ul style="list-style-type: none"> • The site was once rezoned to “Residential (Group E) 1” (“R(E)1”) but was reinstated to “CDA” zone upon the Board’s decision 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. • In 2022, a s.12A application (Y/YL-PS/4) for rezoning part of the “CDA” zone and the adjoining “V” zone to “R(B)2” to facilitate a proposed residential-cum- social welfare development was agreed by the Committee. • In 2023, the Committee agreed to rezone the remaining portion of the “CDA” site, which was occupied by two factory buildings at the eastern portion, to appropriate zoning so as to facilitate early transformation of the area without compromising the environmental and traffic concerns. • In 2023, another s.12A application (Y/YL-PS/6) for the same site under Y/YL-PS/4 for rezoning part of the “CDA” zone and the adjoining “V” zone to “R(B)2” to facilitate a proposed residential development and RCHE with retail shop was agreed by the Committee. • Corresponding amendments to the OZP will be proposed when opportunity arises together with the proposed rezoning of NTW 44 (Plan 40) to the east of the site. |

- End -

List of “CDA” Sites with Approved MLP and Proposed for Retention
(Total : 19 Sites)

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Retention |
|--|---|
| 1. NTW 5 (Plan 19) <ul style="list-style-type: none"> • North-west of Pok Oi Interchange, Yuen Long (Grand YOHO) • Yuen Long OZP • zoned “CDA” • 4.06 ha • multiple ownership • 33 years | <ul style="list-style-type: none"> • In 2006, a s.16 application (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. Subsequently, 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 latest BPs were approved in 2024. Construction works are underway. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. |
| 2. NTW 6 (Plan 19) <ul style="list-style-type: none"> • Junction of Castle Peak Road-Yuen Long and Yuen Ching Road, Yuen Long (YOHO Midtown on part of the site) • Yuen Long OZP • zoned “CDA” • 3.5 ha • multiple ownership • 33 years | <ul style="list-style-type: none"> • In 2007, a s.16 application (A/YL/151) for amendment to the MLP for proposed comprehensive commercial/ residential development was approved with conditions by the Committee. Phase 1 development (known as YOHO Midtown) was completed in 2010. • In 2015, a s.16 application (A/YL/205) covering mainly Phases 2A, 2B and 3 for hotel and flat development was approved with conditions by the Committee. As the approved development had not commenced, the planning permission lapsed in 2023. • Land exchange for the hotel at Phase 2A is being processed. • For the Phase 3 portion, it was resumed under the Lands Resumption Ordinance (Cap. 124) for subsidised housing development in 2022. A s.16 application (A/YL/298) to facilitate proposed subsidised sale flats and social welfare facility with minor relaxation of PR restriction was approved with conditions by the Committee in 2023. BPs for this approved scheme were also approved in 2023. Construction works are underway. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. |
| 3. NTW 31 (Plan 20) <ul style="list-style-type: none"> • East of Tai Lam Chung Nullah | <ul style="list-style-type: none"> • In 2002, a s.16 application (A/TM-SKW/32) for residential development with provision of village housing sites and GIC facilities (including public toilet, refuse collection point, |

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Retention |
|---|--|
| <p>and Hong Kong Customs College, TMTL 417, Tai Lam Chung, Tuen Mun</p> <ul style="list-style-type: none"> • So Kwun Wat OZP • zoned “CDA” • 6.25 ha • multiple ownership • 28 years | <p>public open space and public minibuss terminal) was approved with conditions by the Committee.</p> <ul style="list-style-type: none"> • The latest BPs for the residential part of the proposed development were approved in February 2025. • 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 in 2022. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. |
| <p>4. NTW 39 (Plan 21)</p> <ul style="list-style-type: none"> • Various Lots and adjoining government land in DD107, Sha Po, Kam Tin, Yuen Long (Park Yoho) • Kam Tin North OZP • zoned “CDA” • 28.98 ha • single ownership (for Phase 2) • 25 years | <ul style="list-style-type: none"> • In 2011, a s.16 application (A/YL-KTN/118) for proposed residential development was approved with conditions by the Committee. Subsequently, 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 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. • In 2020, a s.16 application (A/YL-KTN/663) for amendments to the approved scheme of Phase 2 was approved with conditions by the Committee (with a total of 4,282 flats for Phases 1 and 2). The planning permission was subsequently extended to 26.5.2028. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. |
| <p>5. NTW 41 (Plan 22)</p> <ul style="list-style-type: none"> • Various Lots in DD130 to the north of Yuen Long Highway near Fuk Hang Tsuen, Yuen Long • Lam Tei and Yick Yuen OZP • zoned “CDA” • 1.91 ha • multiple ownership • 25 years | <ul style="list-style-type: none"> • The site is the subject of two valid planning permissions. <p><u>Eastern Part</u></p> <ul style="list-style-type: none"> • A s.16 application (A/TM-LTYY/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 approved in 2014. Subsequently, two applications for amendments to the approved schemes were approved with conditions in 2017 and 2020 respectively. • The latest BPs were approved in 2024 and land exchange is being processed. • Construction works are yet to be commenced. |

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Retention |
|---|---|
| | <p><u>Western Part</u></p> <ul style="list-style-type: none"> • In 2018, the site was sold by tender for private residential development. • In 2020, a s.16 application (A/TM-LTTY/383) for proposed residential development (house) was approved with conditions by the Committee. • The latest BPs were approved in 2024 and construction works are underway. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. |
| <p>6. NTW 56 (Plan 23)</p> <ul style="list-style-type: none"> • Cheung Chun San Tsuen, Kam Tin North, Yuen Long • Kam Tin North OZP • zoned “CDA(1)” • 17.1 ha • multiple ownership • 10 years | <ul style="list-style-type: none"> • There is currently no proper vehicular access and the existing wetlands are encouraged to be provided/ preserved, recreated or enhanced at the site. • In 2019, a s.16 application (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 BH restrictions (comprising a total of 28 residential towers for 3,891 flats) was approved with conditions by the Committee. The planning permission was subsequently extended to 22.3.2027. Whilst the land exchange for Phase 1 development is being processed, some lots within the site are pending land acquisition for implementing the approved scheme. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. |
| <p>7. NTW 57 (Plan 24)</p> <ul style="list-style-type: none"> • So Kwun Wat Road, Tuen Mun Area 56, Tuen Mun • Tuen Mun OZP • zoned “CDA(3)” • 2.75 ha • single ownership • 7 years | <ul style="list-style-type: none"> • In 2019, a s.16 application (A/TM/532) with MLP for proposed residential development was approved with conditions by the Committee. • Land exchange was executed in 2021 and lease modification for extension was approved in 2023. BPs of the proposed development were approved in 2022. Construction works are underway. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. |
| <p>8. NTE 1 (Plan 25)</p> <ul style="list-style-type: none"> • SSL 2 RP and adjoining | <ul style="list-style-type: none"> • In 2003, a s.16 application (A/FSS/156) for proposed residential development with a maximum PR of 0.8838 and maximum BH of 3-4 storeys over 1-storey carport was |

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Retention |
|--|--|
| <p>Government land, Sheung Shui Area 35, New Territories</p> <ul style="list-style-type: none"> • Fanling/Sheung Shui OZP • zoned “CDA” • 3.6 ha • single ownership • 30 years | <p>approved with conditions by the Committee. BPs were approved between 2007 and 2018. Construction works are yet to be commenced.</p> <ul style="list-style-type: none"> • Three s.12A applications (Y/FSS/12, 14 and 15) were submitted for increasing the PR, SC and BH. One was rejected in 2017, one was not considered further by the Committee in 2019 upon the death of the applicant, and one was withdrawn in 2020. • In 2023, a s.12A application (Y/FSS/19) for rezoning the site from “CDA” to “CDA(1)” with a maximum domestic PR of 4.3, maximum non-domestic PR of 0.09, maximum SC of 27% and maximum BH of 130mPD was agreed by the Committee. The OZP has been amended accordingly to incorporate the revised development restrictions for the “CDA” zone. Whilst the approved MLP under A/FSS/156 is still valid, further planning application with an updated MLP to effect the revised development restrictions is envisaged. • The “CDA” designation should be retained to ensure implementation of the MLP and compliance with approval conditions. |
| <p>9. NTE 4 (Plan 26)</p> <ul style="list-style-type: none"> • Fung Yuen, Tai Po Area 32 • Tai Po OZP • zoned “CDA(1)” • 18.37 ha • multiple ownership • 27 years | <ul style="list-style-type: none"> • In 2000, a s.16 application (A/TP/256) for proposed comprehensive residential and agricultural development with a maximum PR of 0.64 was approved with conditions by the Committee. Subsequently, four s.16 applications (A/TP/267, 318, 319 and 333) for amendments to the approved scheme were approved with conditions between 2000 and 2004. • Phase 1 of the residential development and the agricultural portion were completed in 2015 while construction works for the remaining phase has not yet commenced. • In 2022, a s.12A application (Y/TP/38) was submitted for rezoning the southwestern portion of the site to “R(B)13” with maximum PR of 3.63, which is under processing. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. |
| <p>10. NTE 5 (Plan 27)</p> <ul style="list-style-type: none"> • Sai Sha Road, Shap Sz Heung • Shap Sz Heung OZP | <ul style="list-style-type: none"> • The Site is the subject of a number of planning applications approved between 2009 and 2022. <p><u>Application No. A/NE-SSH/61</u></p> <ul style="list-style-type: none"> • In 2009, this s.16 application for proposed comprehensive residential development comprising the Valley Site, the |

| 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"> • zoned “CDA” • 64.48 ha • multiple ownership • 28 years | <p>South Plain Site and the North Plain Site (to be known as Sites A, B and C respectively) was approved with conditions by the Committee.</p> <ul style="list-style-type: none"> • In 2009, a s.16A application (A/NE-SSH/61-1) for amendments to the approved scheme was approved by the Director of Planning (D of Plan) under delegated authority of the Board. The planning permission was subsequently extended to 2017. • The BPs for the three sites related to the approved amendment scheme were approved in 2016 and 2017, while 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"> • This s.16 application was approved by the Committee in 2019. Compared with the scheme under A/NE-SSH/61-1, major changes included an increase in domestic, commercial and clubhouse GFA, maximum BH, number of flats and provision of additional public and GIC facilities. • In 2020, a s.16A application (A/NE-SSH/120-1) for amendments to the approved scheme was approved by D of Plan under delegated authority of the Board. The amendments mainly involved an increase of about 200 flats. • The latest BPs for Sites A, B and C related to the amendment scheme were approved in 2024 and 2025. While the OP for Phase 1A(1) of Site B was issued in February 2025, the remaining phases of Site B are currently under building construction and site formation works for Site A are in progress. • Lease modification in accordance with the approved scheme under A/NE-SSH/120-1 was executed in 2021. <p><u>Application No. A/NE-SSH/142</u></p> <ul style="list-style-type: none"> • This s.16 application was approved by the Committee in 2022. Compared with the scheme under A/NE-SSH/120-1, major changes involved alterations in the types of outdoor recreational and sports facilities, number of ancillary blocks, building form, configuration of reserved school sites, alignment of access roads and increase in BH at Site C. • The OPs for the recreation and sports centre and outdoor sports area (known as GO PARK Sai Sha), as well as the welfare centre cum public vehicle park at Site C were issued in 2023 and 2024 respectively. |

| 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"> The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval condition. |
| <p>11. NTE 14 (Plan 28)</p> <ul style="list-style-type: none"> South of Castle Peak Road- Kwu Tung near Kam Tsin, Sheung Shui Kwu Tung South OZP zoned “CDA(1)” 3.86 ha single ownership 27 years | <ul style="list-style-type: none"> In 2008, a s.16 application (A/NE-KTS/267) for proposed houses was approved with conditions by the Committee. BPs related to this approved scheme were approved in 2011. The land exchange was executed in 2018. In 2019, a s.12A application (Y/NE-KTS/12) for rezoning the site to “CDA(1)” and increasing the PR to 3 and BH restriction to 75mPD was agreed by the Committee. The site was rezoned to “CDA(1)” in 2021. In 2022, a s.16 application (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. Lease modification to effect the approved scheme under A/NE-KTS/506 is being processed. The “CDA” designation should be retained to ensure implementation of the approved scheme and compliance with approval conditions. |
| <p>12. NTE 18 (Plan 29)</p> <ul style="list-style-type: none"> Lot 698 RP (Part) in DD 181 and adjoining government land, Heung Fan Liu, Sha Tin Sha Tin OZP zoned “CDA” 4.42 ha multiple ownership (<i>Note: part of the site is held under adverse possession</i>) 25 years | <ul style="list-style-type: none"> In 2010, a s.16 application (A/ST/696) for proposed residential development providing 816 flats with club house and car parking facilities (Phases 1 and 2) was approved with conditions by the Board upon review. In 2012, a s.16A application (A/ST/696-2) for amendments to car parking facilities under the approved scheme was approved by the Committee. BPs for Phase 1 of the approved scheme under A/ST/696 were approved in 2012. In 2015, a s.16 application (A/ST/851) for the same use with an increased number of flats to 1,325 for Phases 1 and 2 was approved with conditions by the Committee. The planning permission was subsequently extended to 2023. Most of the approval conditions are yet to be complied with. BPs for Phase 1 of the approved scheme under A/ST/851 were approved in 2023. Land exchange for the site was executed in 2024. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. |

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Retention |
|--|--|
| <p>13. NTE 20 (Plan 30)</p> <ul style="list-style-type: none"> • STTL 576 and adjoining government land, Fo Tan, Sha Tin (Fo Tan Station and Freight-yard) • Sha Tin OZP • zoned “CDA(1)” • 4.97 ha • multiple ownership • 24 years | <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 s.16 applications (A/ST/630 and 658) for comprehensive development with GIC facilities and public transport interchange at S1, S2 and S3, which were rejected by the Board upon review in 2006 and 2008 respectively. The applications were subsequently allowed by the Town Planning Appeal Board (TPAB) with conditions in 2009 and 2010 respectively. • In 2011, a s.16A application (A/ST/658-1) for proposed amendments to the approved scheme was approved with conditions by the Committee. The amendments mainly involved changes in the provision and layout of transport facilities, soft/hard landscape design and site area within S1. The planning permission was subsequently extended to 2018. • Land exchange for S1 portion of the “CDA” site was executed in 2017. • In 2017, the latest s.16 application (A/ST/927) for proposed amendments to the previous approved scheme (A/ST/658-1) was approved with conditions by the Committee. The amendments involved an increase of flats and a reduction of overall average flat size at S1 portion. • The revised MLP under A/ST/927 was considered acceptable and all approval conditions were considered complied with. Certificate of Compliance for S1 portion was issued by LandsD in 2023. • The proposed development at the remaining S2 and S3 portions has not yet commenced. There is a constant review between the Government and MTRCL 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. |
| <p>14. NTE 21 (Plan 31)</p> <ul style="list-style-type: none"> • Tai Wai Station, Sha Tin • Sha Tin OZP | <ul style="list-style-type: none"> • In 2009, a s.16 application (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. |

| 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"> • zoned “CDA(1)” • 4.85 ha • single ownership • 24 years | <ul style="list-style-type: none"> • In 2015 and 2017, two s.16A applications (A/ST/691-1 and A/ST/691-2) for amendments to the approved scheme were approved by the Committee and D of Plan under delegated authority of the Board respectively. • The land grant was executed in 2015. BPs for the approved scheme under A/ST/691-2 were approved between 2017 and 2022. • OP for Phases 1 and 2 was issued in 2022. The remaining phase is under construction. Some approval conditions 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. |
| <p>15. SK 3 (Plan 32)</p> <ul style="list-style-type: none"> • Nam Pin Wai Road, Sai Kung • Ho Chung OZP • zoned “CDA” • 1.31 ha • multiple ownership • 30 years | <ul style="list-style-type: none"> • In 2013, an appeal for s.16 application (A/SK-HC/124) covering the northern portion (Phase 1) of the “CDA” site was allowed by the TPAB. The planning permission was subsequently extended to 2021. Phase 1 development commenced in 2021 after the completion of land exchange. In 2022, a s.16A application (A/SK-HC/124-2) for amendments to the approved scheme was approved with conditions. Since then, a number of approval conditions have been partially complied with, and BPs were approved in 2023. • For Phase 2 at the southern portion of the site, a s.16 application (A/SK-HC/340) for residential development with minor relaxation of BH restriction was approved with conditions by the Committee in 2023. • The “CDA” designation of the site should be retained to ensure implementation of the approved MLP and compliance with approval conditions. |
| <p>16. SK 4 (Plan 33)</p> <ul style="list-style-type: none"> • Various lots in DD 229 and adjoining government land, Clear Water Bay, Sai Kung (Ex-Shaw Brothers’ Studio) • Clear Water Bay Peninsula North OZP • zoned “CDA(2)” • 7.85 ha • multiple ownership | <ul style="list-style-type: none"> • In 2014, a s.16 application (A/SK-CWBN/33) for proposed comprehensive development with minor relaxation of development restrictions was approved with conditions by the Committee. Yet, the planning permission lapsed in 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 Grade 1 status, while some of the individual buildings be accorded with Grade 1, 2 or 3 status. |

| 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"> • 23 years | <ul style="list-style-type: none"> • In 2019, a s.16 application (A/SK-CWBN/48) for proposed comprehensive development for residential, commercial and residential institution uses with minor relaxation of PR, GFA and BH restrictions with preservation-cum- development approach was approved with conditions by the Committee. The planning permission was subsequently extended to 22.3.2027. • Land exchange of Areas (a) and (b) of the “CDA” site was executed in 2024. BPs for Area (a) were approved in 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. |
| <p>17. SK 6 (Plan 34)</p> <ul style="list-style-type: none"> • Sai Kung Town North CDA(1), Sai Kung • Sai Kung Town OZP • zoned “CDA(1)” • 5.9 ha • multiple ownership • 20 years | <ul style="list-style-type: none"> • Three s.16 applications (A/SK-SKT/1, 21 and 9) for proposed residential development involving apartments and villas were rejected in 2008, 2020 and withdrawn in 2017 respectively. • In 2022, a s.16 application (A/SK-SKT/28) for proposed residential development of 15 residential towers with minor relaxation of BH restriction from 8 storeys to 10 storeys was approved with conditions by the Committee. The land exchange application for Phase 1 development was approved in 2024. • The “CDA(1)” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. |
| <p>18. TKO-A1 (Plan 35)</p> <ul style="list-style-type: none"> • Tseung Kwan O Area 86 • Tseung Kwan O OZP • zoned “CDA” • 34.8 ha • multiple ownership • 26 years | <ul style="list-style-type: none"> • In 1999, a s.16 application (A/TKO/22) submitted by MTRCL for a comprehensive commercial and residential development was approved with conditions by the Committee. The approved MLP was subsequently amended several times with the latest MLP approved with conditions by D of Plan under delegated authority of the Board in 2020 (Application No. A/TKO/98-1). • Population intake commenced in mid-2009. According to MTRCL’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. |

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Retention |
|--|---|
| <p>19. TW 33 (Plan 36)</p> <ul style="list-style-type: none"> • Ma Wan Town, New Territories • Ma Wan OZP • zoned “CDA” • 9.01 ha • multiple ownership • 32 years | <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. <p><u>Proposed Ma Wan Park</u></p> <ul style="list-style-type: none"> • A total of 13 s.16 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 have been approved with conditions by the Committee since 1994. The latest revised scheme (A/I-MWI/48) was approved with conditions by the Committee in April 2025. • Land grant for the Park was executed in 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 the new building in the restyled Ma Wan Village and other M&E facilities (including transformer room) were approved in the past two years. Soft opening of Phase 2 including the restyled Ma Wan Village was held in March 2025. <p><u>Proposed Resort Hotel</u></p> <ul style="list-style-type: none"> • In 2001, a s.16 application (A/I-MWI/20) for proposed resort hotel at the southeastern corner of the “CDA” site, together with the adjoining “OU (Recreation and Tourism Related Uses)” site, was approved with conditions by the Committee. The planning permission was extended twice until 2010. In 2010, a s.16A application (A/I-MWI/20-2) for minor amendment to the approved scheme was approved with conditions by the Committee. The development is deemed to have commenced as the BPs were approved in 2010 although it has not yet been implemented. • The “CDA” designation should be retained to ensure implementation of the approved MLPs and compliance with approval conditions. |

- End -

**List of “CDA” Sites with Approved MLP and
Already Agreed for Rezoning in Previous Rounds of CDA Review
(Total : 8 Sites)**

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Progress for Rezoning |
|---|---|
| 1. NTW 22 (Plan 37) <ul style="list-style-type: none"> Various lots in DD 121 & 127, Castle Peak Road-Hung Shui Kiu, Yuen Long, New Territories Tong Yan San Tsuen OZP zoned “CDA” 2.33 ha multiple ownership 28 years | <ul style="list-style-type: none"> In 2011, the residential development at the majority of the “CDA” site (known as Uptown) was completed. In 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 the subject of a s.16 application (A/YL-TYST/870) for proposed social welfare facility (RCHE) approved with conditions by the Committee in 2018. The land exchange of the proposed RCHE was executed in 2022. The construction of the RCHE development is yet to commence as the development proposal is currently being reviewed by the project proponent. 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. |
| 2. NTW 29 (Plan 38) <ul style="list-style-type: none"> Junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Lam Tei, Tuen Mun, New Territories Lam Tei and Yick Yuen OZP zoned “CDA” 5.08 ha multiple ownership 28 years | <ul style="list-style-type: none"> In 2005, the development at the majority of the “CDA” site (known as The Sherwood) was completed. There are some residual private lots on the northern, eastern and southern portions of the “CDA” site not covered by planning permission. These lots are currently occupied by residential dwellings, godown, rural workshops and real estate agency. In 2011, the Committee agreed to rezone the site to reflect the completed development. In 2014, proposed rezoning of the “CDA” site, among others, was submitted to the Committee for consideration. The Committee decided that further study should be conducted by relevant departments to ascertain the most suitable use of the residual area along Lam Tei Main Street. The land use zonings for the residual portions of the “CDA” site will be reviewed holistically and proposed |

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Progress for Rezoning |
|--|---|
| | amendments to the OZP for the entire “CDA” zone will be submitted to the Committee for consideration when opportunity arises. |
| 3. NTW 38 (Plan 39) <ul style="list-style-type: none"> • South of Tuen Ma Line Tin Shui Wai Station, Yuen Long, New Territories • Hung Shui Kiu OZP • zoned “CDA” • 3.48 ha • single ownership • 25 years | <ul style="list-style-type: none"> • In 2018, the residential development at the site (known as Ping Yan Court) was completed. • In 2021, the Committee agreed to rezone the site to reflect the completed development. |
| 4. NTW 44 (Plan 40) <ul style="list-style-type: none"> • East of Ping Ha Road and north of Castle Peak Road-Ping Shan, Yuen Long, New Territories • Ping Shan OZP • zoned “CDA” • 1.52 ha • multiple ownership • 22 years | <ul style="list-style-type: none"> • In 2006, the development on the southern portion of the “CDA” site (known as Green Orchid) was completed. • 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 industrial/residential interface problems. No development proposal for the northern portion of the “CDA” site has been received. • In 2021, the Committee agreed to rezone the site to reflect the completed development. • Together with the proposed rezoning of NTW 43 (<i>Plan 23</i>) to the west, 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. |
| 5. YL 1 (Plan 41) <ul style="list-style-type: none"> • Junction of Yuen Lung Street and Yuen Ching Road, Yuen Long, New Territories (YOHO Town) • Yuen Long OZP • zoned “CDA” • 2.37 ha • multiple ownership • 26 years | <ul style="list-style-type: none"> • The residential development at the site (known as YOHO Town) was completed. In 2003, the Committee agreed to rezone the site to “R(A)” to reflect the completed development. • 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) (<i>Plan 19</i>), YOHO Town Phase 3 (Grand YOHO) (NTW 5) (<i>Plan 19</i>) and the development atop Tuen Ma Line Yuen Long Station (The YOHO Hub) (YL 2) (<i>Plan 46</i>), in a comprehensive manner. |

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Progress for Rezoning |
|---|--|
| 6. SK-A2 (Plan 42) <ul style="list-style-type: none"> • 663 Clear Water Bay Road, Sai Kung, New Territories • Clear Water Bay Peninsula North OZP • zoned “CDA(1)” • 6.68 ha • multiple ownership • 23 years | <ul style="list-style-type: none"> • In 2016, the residential development (known as Mount Pavilia) was completed. • In 2019, the Committee agreed to rezone the site to reflect the completed development. Proposed amendments to the OZP will be proposed when opportunity arises. |
| 7. SK 5 (Plan 43) <ul style="list-style-type: none"> • 8 Tai Mong Tsai Road, Sai Kung, New Territories • Sai Kung Town OZP • zoned “CDA(2)” • 1.6 ha • single ownership • 20 years | <ul style="list-style-type: none"> • In 2017, the residential development at the site (known as The Mediterranean) was completed. • In 2019, the Committee agreed to rezone the site to reflect the completed development. Proposed amendments to the OZP will be proposed when opportunity arises. |
| 8. TW 32 (Plan 44) <ul style="list-style-type: none"> • Park Island, Tung Wan & Tung Wan Tsai, Ma Wan, New Territories • Ma Wan OZP • zoned “CDA” • 21.19 ha • multiple ownership • 24 years | <ul style="list-style-type: none"> • The development of Park Island has been approved since 1994. A total of twelve s.16 applications are involved. The latest application (A/I-MWI/38) was approved with conditions by D of Plan under delegated authority of the Board in 2006. • The development was completed by phases between 2002 and 2009. • In 2019, the Committee agreed to rezone the site to reflect the completed development upon compliance with the outstanding approval condition on Landscape Master Plan (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 development and some other facilities including sewage treatment plant and refuse transfer station, the applicant was requested in 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 |

| Site No./ Location/ OZP/ Zoning/ Site Area/ Land Ownership/ No. of Years Designated “CDA” (as at 31.3.2025) | Progress for Rezoning |
|--|---|
| | <p>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 in 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. |

- End -

List of “CDA” Sites with Approved MLP and Proposed for Rezoning
(Total : 3 Sites)

| Site No./ Location/ OZP/ Zoning/ Site Area/ No. of Years Designated “CDA” (as at 31.3.2025) | Justifications for Rezoning |
|--|--|
| 1. NTW 8 (Plan 45) <ul style="list-style-type: none"> • TMTL 463, Tuen Mun Area 55, New Territories (Grand Jete) • Tuen Mun OZP • zoned “CDA” • 3.03 ha • 30 years | <ul style="list-style-type: none"> • In 2002, a s.16 application (A/TM/288) for residential development was approved with conditions by the Committee. Subsequently, three applications for amendments to the approved scheme were approved with conditions in 2018 and 2019. • Land exchange was executed in 2018. BPs for the approved scheme under A/TM/288-4 were approved and the Occupation Permits (OPs) for Phase 1 and Phase 2 were issued by the Building Authority in 2023 and 2024 respectively. The Certificate of Compliance (CC) was also issued by Lands Department in 2024. • As CC and OPs have been obtained, the site could be rezoned to other appropriate zonings to reflect the completed development. Corresponding amendments to the OZP will be proposed when opportunity arises. |
| 2. YL 2 (Plan 46) <ul style="list-style-type: none"> • Area Covering the Tuen Ma Line Yuen Long Station and its Adjoining Area, Yuen Long, New Territories (The YOHO Hub) • Yuen Long OZP • zoned “CDA” • 4.65 ha • 26 years | <ul style="list-style-type: none"> • In 2014, a s.16 application (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. • Land grant was executed in 2015. Development on the northern portion and southern portion of the site were completed in 2022 and 2023. • The site could be rezoned to other appropriate zonings to reflect the completed development. Corresponding amendments to the OZP will be proposed when opportunity arises. |
| 3. MOS 2 (Plan 47) <ul style="list-style-type: none"> • Near Lok Wo Sha, Ma On Shan, Sha Tin, New Territories • Ma On Shan OZP • zoned “CDA(1)” • 12.74 ha • 21 years | <ul style="list-style-type: none"> • The site comprises three developments, including (i) residential and commercial development known as Double Cove at STTL 502; (ii) residential development known as Seanorama at STTL 574; and (iii) the City University of Hong Kong Student Hostel at STTL 600. • Double Cove at STTL 502 and Seanorama at STTL 574 were completed in 2017 and 2018 respectively. • The site at STTL 600 currently occupied by the City University Student Hostel is the subject of a s.16 application (A/MOS/96), which was approved with conditions by the Committee in 2014. The land grant was executed in 2021 and the OP was issued in 2024. • Compliance with planning approval conditions is in progress. Upon full compliance with the approval conditions, the CDA site could be rezoned to appropriate zonings to reflect the completed residential developments and student hostel. |