

# **RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD**

**RNTPC Paper No. 3/25**

**For Consideration by  
the Rural and New Town Planning Committee on 23.5.2025**

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

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**1. PURPOSE**

The purpose of this Paper is to brief the Rural and New Town Planning Committee (the Committee) on the results of the review of the sites designated “Comprehensive Development Area” (“CDA”) on the statutory plans in the New Territories 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 with a view 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, six “CDA” sites <sup>1</sup> have been rezoned to various commercial, residential and/or other zonings. The current review covers the remaining 48 “CDA” sites in the New Territories as at end of March 2025 (*Plans 1 to 5*). Among the 48 “CDA” sites, 18 are without valid approved Master Layout Plan (MLP) and 30 with approved MLP.

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<sup>1</sup> The six rezoned “CDA” sites are: (i) Tin Shui Wai Area 112 (NTW 36); (ii) Tin Shui Wai Area 115 (NTW 37); (iii) South of the Former Military Site at Shek Wu Wai, Yuen Long (NTW 42); (iv) Site to the east of Tsun Wen Road, Tuen Mun (NTW 53); (v) Site to the west of Tsun Wen Road, Tuen Mun (NTW 54); and (vi) Ying Yip Road, Tseung Kwan O Area 92 and adjoining government land (TKO 1).

## 4. THE REVIEW

### 4.1 “CDA” Sites with No Valid Approved MLP (Total: 18)

#### *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) NTW 49 in Kam Tin - the approved MLP lapsed in 2022 (**Plan 7**);
- (b) NTE 23 at Kwu Tung Road/Hang Tau Road, Sheung Shui – the site was rezoned from “CDA” to “CDA(3)” in 2023 as a result of the partial agreement of a s.12A planning application. The approved MLP for the previous “CDA” zone lapsed in February 2025. There is no approved MLP for the current “CDA(3)” sub-zone (**Plan 9**);
- (c) NTE 24 at Hang Tau Tai Po, Kwu Tung – the site was subdivided into two sub-areas in 2023 as a result of an agreed s.12A planning application. While the approved MLP for the previous “CDA” zone is still valid, there is no approved MLP based on the current “CDA” zone with two sub-areas (**Plan 9**);
- (d) NTE 25 in Kwu Tung South – the site was rezoned to “CDA(2)” in 2021. There is currently no valid planning permission and MLP for the site (**Plan 9**);
- (e) three sites (NTW 3, NTW 55 and SK-A1) at Tai Kiu Village in Yuen Long; Ho Tin Street/Kin On Street in Tuen Mun; and Kap Pin Long in Sai Kung are subject to various constraints on traffic, environmental, heritage and infrastructural aspects (**Plans 6, 8 and 10**); and
- (f) NTI 5 in Lamma Island – the “CDA” site (under multiple ownership) has no valid approved MLP. This site would be reviewed upon finalisation of the way forward and implementation of the adjoining ex-Lamma Quarry (**Plan 11**).

#### *Sites Subject to On-going Review (Total: 9)*

4.1.2 The following nine “CDA” sites with no valid approved MLP are subject to on-going review on the zoning, site boundary and/or development intensity/restriction. Details of the sites are at **Appendix Ib** and summarised as follows:

- (a) NTW 9 (**Plan 12**) is the Lok On Pai ex-desalting plant located at Tuen Mun East. Subject to improvements on infrastructural and traffic capacities in the wider area, there may be scope to review the development potential of this large piece of government land (9 ha). The “Study for Developments of Tuen Mun East and Adjacent Green Belt Cluster - Feasibility Study” covering the site and other sites in Tuen Mun East 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 this Study. In the interim, the site will be

temporarily used for light public housing development. Construction works commenced in 2024 and are expected to be completed in 2026;

- (b) NTW 17, 18 and 40 (**Plans 13 and 15**) under multiple ownership partly fall within or have interface with the authorised scheme boundary of the Northern Link (NOL) Main Line gazetted in April 2025. Construction of the NOL Main Line is expected to commence in 2025 for completion in 2034.
  - (i) Land uses of the wider area covering NTW 17 and 18 (**Plan 13**) 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 to examine, among others, the prospect of increasing the housing sites and unleashing the development potential brought about by the NOL. 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 Recommended Outline Development Plan (RODP) for Ngau Tam Mei will be formulated. The “CDA” designation of NTW 17 and 18 will be reviewed in a timely manner with due regard to the impending finalisation of this Study.
  - (ii) For NTW 40 (**Plan 15**), the NOL Main Line, NTM LUR Study and the Northern Metropolis Highway recommended in the Hong Kong Major Transport Infrastructure Development Blueprint under planning will have interfaces with the surrounding areas of the site which would affect the development potential and design considerations of the site.
  - (iii) The land use zoning and development intensity of these three “CDA” sites will be reviewed with due regard to the authorised scheme of the NOL Main Line and the finalised plans/alignments of the NTM LUR Study and the Northern Metropolis Highway.
- (c) NTW 21 (**Plan 14**) under single ownership is located off Tan Kwai Tsuen Road and to the north of Yuen Long Highway. The last planning permission lapsed in 2009 as the issue of road access is yet to be resolved. The site together with the adjoining land parcels to the north and east has been shortlisted as one of the brownfield clusters for public housing development, which is subject to an engineering feasibility study (EFS) undertaken by Civil Engineering and Development Department (CEDD). The land use zoning of the “CDA” site will be reviewed subject to the findings of the EFS; and
- (d) NTW 50, 51 and 52 (**Plan 16**) under multiple ownership are bounded by Long Tin Road, Long Ping Road and Tuen Ma Line Viaduct. The sites are subject to adverse traffic, railway and industrial noise impact and infrastructural constraints. NTW 50 and 51 together with the adjacent land parcels are shortlisted as one of the brownfield clusters for public housing development, which is subject to an EFS undertaken by CEDD. The land use zoning of the “CDA” site will be reviewed subject to the findings of the EFS. For NTW 52, part of the site and the adjoining land parcels to the north are covered by a Land Sharing Pilot Scheme (LSPS) application for public and private housing, which has obtained Chief Executive-in-Council (CE in C)’s in-principle endorsement. The Outline Zoning Plan (OZP) will be amended to facilitate the LSPS subject to confirmation of the technical feasibility and development parameters. The remaining portion of the

“CDA” site will then be reviewed taking account of the surrounding land uses and infrastructural constraints.

- (e) NTE 9 (**Plan 17**) under single ownership is located near Ma Liu Shui San Tsuen in Fanling. The approved MLP for comprehensive redevelopment of an existing soy sauce factory at the site lapsed in 2010. The site falls within the proposed development area at New Territories North (NTN) New Town under the ongoing “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 Proposal for NTN New Town released by Development Bureau (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 findings of the P&E Study.

***Site Already Agreed for Rezoning in Previous Rounds of CDA Review (Total: 1)***

- 4.1.3 NTW 43 (**Plan 18**) under multiple ownership is abutting Castle Peak Road – Ping Shan and the Light Rail Transit. The area is subject to severe traffic congestion and industrial/residential (I/R) interface problems. Two s.12A applications (Y/YL-PS/4 and 6) for rezoning part of the “CDA” site and the adjoining “Village Type Development” (“V”) zone to “Residential (Group B)2” (“R(B)2”) were agreed by the Committee in 2022 and 2023 respectively. The latest rezoning application was for proposed residential-cum-social welfare development with retail shop. The remaining portion of the “CDA” site with two factory buildings at the eastern portion is proposed to be rezoned to appropriate zoning so as to facilitate early transformation of the area without compromising the environmental and traffic concerns. Corresponding amendments to the OZP will be proposed when opportunity arises. Details of the site are at **Appendix Ic**.

**4.2 “CDA” Sites with Approved MLP (Total: 30)**

***Sites Proposed for Retention (Total: 19)***

- 4.2.1 Among the 30 “CDA” sites with approved MLP, 19 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) eleven sites with construction works in progress or the developments partially completed (NTW 5, NTW 6, NTW 39, NTW 41, NTW 57, NTE 4, NTE 5, NTE 20, NTE 21, TKO-A1 and TW 33) (**Plans 19, 21, 22, 24, 26, 27, 30, 31, 35 and 36**);
  - (b) seven sites with building plans approved, and/or land exchange/lease modification being processed/completed (NTW 31, NTW 56, NTE 14, NTE 18, SK 3, SK 4 and SK 6) (**Plans 20, 23, 28, 29, 32, 33 and 34**); and

- (c) one site in Sheung Shui (NTE 1) with MLP approved in 2003 is yet to be implemented (**Plan 25**). In 2023, a s.12A application to increase the development intensity of the site was agreed by the Committee and the revised development restrictions were incorporated in the OZP. Whilst the MLP approved in 2003 is still valid, further planning application with an updated MLP to effect the revised development restrictions is envisaged.

***Sites Already Agreed for Rezoning in Previous Rounds of CDA Review (Total: 8)***

4.2.2 There are eight “CDA” sites with developments completed/partially 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, subject to completion of remaining development or resolution of outstanding issues of a few sites. The progress of these sites is summarised as follows:

- (a) NTW 22 at Castle Peak Road-Hung Shui Kiu, Yuen Long (**Plan 37**) – the residential development at the majority of the “CDA” site (known as Uptown) was completed in 2011. The remaining part of the “CDA” site on the eastern portion is subject to an approved planning application for proposed social welfare facility (residential care home for elderly (RCHE)). The construction of the RCHE development is yet to commence as the development proposal is currently being reviewed by the project proponent. There are some residual private lots on the eastern, western and southern portions which are not covered by planning permission and yet to be developed. The land use zonings for the entire “CDA” zone will be reviewed holistically;
- (b) NTW 29 at the junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Tuen Mun (**Plan 38**) – the residential development at the majority of the “CDA” site (known as The Sherwood) was completed in 2005. There are some residual private lots on the northern, eastern and southern portions which are not covered by planning permission and yet to be developed. The land use zonings for the entire “CDA” zone will be reviewed holistically;
- (c) NTW 38 to the south of Tuen Ma Line Tin Shui Wai Station (**Plan 39**) – the residential development (known as Ping Yan Court) was completed in 2018;
- (d) NTW 44 to the east of Ping Ha Road and north of Castle Peak Road-Ping Shan (**Plan 40**) – the residential development on the southern portion of the “CDA” site (known as Green Orchid) was completed in 2006. On the other hand, no development proposal for the northern portion of the “CDA” site has been received. Together with the proposed rezoning of NTW 43 (**Plan 18**) to the west of the site as mentioned in paragraph 4.1.3 above, this 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;
- (e) YL 1 at the junction of Yuen Lung Street and Yuen Ching Road, Yuen Long (**Plan 41**) – the residential development (known as YOHO Town) at the site has been completed. The site together with three other “CDA” sites to the north, i.e. YOHO Town Phase 2 (YOHO Midtown on part of the site) (NTW 6) (**Plan 19**),

YOHO Town Phase 3 (Grand YOHO) (NTW 5) (*Plan 19*) and the development atop Tuen Ma Line Yuen Long Station (The YOHO Hub) (YL 2) (*Plan 46*), are developed by the same developer by phases, except for a portion of NTW 6 which was resumed for subsidised housing development in 2022. The site will be rezoned upon completion of these “CDA” developments in a comprehensive manner;

- (f) SK-A2 at Clear Water Bay Road, Sai Kung (*Plan 42*) – the residential development (known as Mount Pavilia) was completed in 2016;
- (g) SK 5 at Tai Mong Tsai Road, Sai Kung (*Plan 43*) – the residential development (known as The Mediterranean) was completed in 2017; and
- (h) TW 32 in Ma Wan (*Plan 44*) – the comprehensive residential, government/ institution/ community (GIC) and commercial development (known as Park Island) was completed by phases between 2002 and 2009. Upon compliance with one outstanding approval condition regarding the revised landscape master plan to cover the sewage treatment plant and refuse transfer station area, the site would be rezoned to reflect the completed development.

***Sites Proposed for Rezoning (Total: 3)***

4.2.3 The developments at the following three “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) NTW 8 (TMTL 463) in Tuen Mun (*Plan 45*) – the residential development (known as Grand Jete) was completed in 2024;
- (b) YL 2 at Tuen Ma Line Yuen Long Station (*Plan 46*) – the residential development (known as the YOHO Hub) was completed in 2023; and
- (c) MOS 2 near Lok Wo Shan, Ma On Shan (*Plan 47*) – the site comprising three developments, including residential and commercial development known as Double Cove, residential development known as Seanorama, and the City University Student Hostel, which were completed between 2018 and 2024.

***Questionnaires***

4.2.4 In accordance with the established practice, questionnaires were sent in late 2024 to the developers or their agents for the 30 “CDA” sites with approved MLP to gauge a better understanding of the implementation of the sites. Planning Department (PlanD) has received 10 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 of the current review:

|   | <b>With No Valid<br/>Approved MLP</b> | <b>With<br/>Approved MLP</b>  | <b>Total</b> |
|---|---------------------------------------|-------------------------------|--------------|
| Proposed for Retention  | 8<br>( <i>Appendix Ia</i> )           | 19<br>( <i>Appendix IIa</i> ) | 27           |
| Subject to On-going Review  | 9<br>( <i>Appendix Ib</i> )           | -                             | 9            |
| Already Agreed for Rezoning in<br>Previous Rounds of CDA<br>Review          | 1<br>( <i>Appendix Ic</i> )           | 8<br>( <i>Appendix IIb</i> )  | 9            |
| Proposed for Rezoning   | -                                     | 3<br>( <i>Appendix IIc</i> )  | 3            |
| <b>Total number of “CDA” sites<br/>designated for more than 3<br/>years</b> | <b>18</b>                             | <b>30</b>                     | <b>48</b>    |

## 5. CONSULTATION

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

## 6. DECISION SOUGHT

6.1 Members are requested to:

- note the findings of the review of the sites designated “CDA” on statutory plans in the New Territories;
- 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**;
- note the sites which are subject to on-going review mentioned in paragraph 4.1.2 and detailed at **Appendix Ib**;
- note the previous agreement of the Committee to rezone the sites mentioned in paragraphs 4.1.3 and 4.2.2 and detailed at **Appendices Ic and IIb**; and
- 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**

|                      |  |
|----------------------|--|
| <b>Appendix Ia</b>   | List of “CDA” Sites with No Valid Approved MLP and Proposed for Retention                                      |
| <b>Appendix Ib</b>   | List of “CDA” Sites with No Valid Approved MLP and Subject to On-going Review                                  |
| <b>Appendix Ic</b>   | List of “CDA” Site with No Valid Approved MLP and Already Agreed for Rezoning in Previous Rounds of CDA Review |
| <b>Appendix IIa</b>  | List of “CDA” Sites with Approved MLP and Proposed for Retention   |
| <b>Appendix IIb</b>  | List of “CDA” Sites with Approved MLP and Already Agreed for Rezoning in Previous Rounds of CDA Review         |
| <b>Appendix IIc</b>  | List of “CDA” Sites with Approved MLP and Proposed for Rezoning  |
| <b>Plan 1</b>        | Location Plan of “CDA” Sites in Tuen Mun and Yuen Long West District   |
| <b>Plan 2</b>        | Location Plan of “CDA” Sites in Fanling/Sheung Shui and Yuen Long East District                                |
| <b>Plan 3</b>        | Location Plan of “CDA” Sites in Sha Tin, Tai Po and North District   |
| <b>Plan 4</b>        | Location Plan of “CDA” Sites in Sai Kung and Islands District  |
| <b>Plan 5</b>        | Location Plan of “CDA” Sites in Ma Wan   |
| <b>Plans 6 to 47</b> | Extract Plans of Individual “CDA” Sites  |

**Planning Department**  
**May 2025**