

List of “CDA” Sites with No Approved MLP and Proposed for Retention
(Total: 16 – H 21, H 28, H 61, K 30, K 40, K 42, K 52, K 55, K 59, K 60, K 61, K 68,
TW 2, TW 37, TW 38 and 39)
(Plans 4 to 15)

| Site Ref. No. | Location (Site Area) | No. of Years Designated “CDA” (as at 31.3.2021) | Justifications for Retention |
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| H 21 (Plan 4) | Comprehensive Development Area including Piers No. 4, 5 and 6, Central, Hong Kong (zoned “CDA(2)” on Central District OZP) (1.89 ha) (Government land) | 26 | <ul style="list-style-type: none"> The site was first designated on 11.11.1994, which included Piers No. 4 to 7 and the adjoining area. On 4.1.2002, the Board decided to excise Pier 7 from the “CDA” zone and the amendment was gazetted on 22.2.2002. Development on site is subject to a maximum GFA of 55,740m² for retail shops, offices and hotels. According to the final recommendation of the Urban Design Study for New Central Harbourfront, the site together with the adjoining “C” site to its immediate east will be developed in a comprehensive manner as a new civic node and a mixed-used precinct. It is also one of the projects under the “Conserving Central” initiative announced in 2009. On 3.5.2013, the Committee approved with conditions an application (No. A/H4/90) for the refurbishment works of Central Piers 4 to 6 with eating place, shop and services and open space uses, but the permission lapsed on 4.5.2021. The “CDA” designation should be retained for the time being to allow time for ascertaining the implementation of the site before the appropriateness of the “CDA” zone is reviewed. |
| H 28 (Plan 5) | Adjacent to Man Yiu Street, Central Reclamation Phase III, Hong Kong (zoned “CDA” on Central District (Extension) OZP) (5.23 ha) (Government land, except a small portion under private ownership for a | 21 | <ul style="list-style-type: none"> According to the Notes for the “CDA” zone, development on the site is subject to maximum building height restriction (BHR) of 50mPD and 16mPD respectively for the proposed commercial development on the western part and the landscaped pedestrian deck with commercial facilities below on the eastern part of the zone as indicated by a pecked line on the OZP. According to the final recommendation of the “Urban Design Study for the New Central Harbourfront”, the subject “CDA” site will be developed as a comprehensive commercial development mainly for office and retail uses in medium-rise separate building blocks on top of a landscaped deck with provision of public |

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|----------------------|--|--|---|
| | private utility facility) | | <p>open space and supporting facilities. A planning brief (PB) setting out the broad development parameters and the planning and design requirements to facilitate the preparation of MLP for the future development at the site was endorsed by the Committee on 23.12.2016.</p> <ul style="list-style-type: none"> • The site has been included in Land Sale Programme for commercial development. • The “CDA” designation should be retained to provide guidance on the proper development of the site. |
| H 61 (Plan 6) | <p>Area bounded by Road P2, Fleming Road, Tonnochy Road, Great Eagle Centre and Harbour Centre, Wan Chai</p> <p>(zoned “CDA” on Wan Chai North OZP)</p> <p>(1.65ha)</p> <p>(Government land)</p> | 7 | <ul style="list-style-type: none"> • The “CDA” zone is intended for comprehensive development, which is primarily for convention and meeting facilities and other commercial related uses, together with railway station facilities, a public transport interchange and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. • A set of PB which serves as the basis for the preparation of MLP for the future development at the site was endorsed by the Committee on 11.7.2014. • The Policy Address 2020 announces that the Government would take forward the plan to redevelop the sites of the three government towers in Wan Chai North and the Kong Wan Fire Station into convention and exhibition facilities while the subject “CDA” site will be used for other purposes. The “CDA” designation should be retained pending the determination of the alternative uses of the site. |
| K 30 (Plan 7) | <p>Western portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street, and Kowloon City Road, Ma Tau Kok, Kowloon</p> <p>(zoned “CDA(1)” on Ma Tau Kok OZP)</p> | 21 | <ul style="list-style-type: none"> • K 30, K 39 (Plan 31) and K 40 (Plan 8), were originally covered by a single “CDA” zone. To meet the objections to the Ma Tau Kok OZP No. S/K10/8, the Board decided to sub-divide it into 3 “CDA” zones and the proposed amendments were confirmed on 15.10.1999. • The subject site (K 30) is under multiple ownership. Such designation would facilitate urban renewal initiatives for the site and prevent piecemeal redevelopment. • The “CDA” zoning would help phase out the non-conforming uses (such as vehicle repair |

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| | (0.54 ha) (multiple ownership) | | <p>workshops) upon redevelopment and address possible residential/industrial (I/R) interface problems.</p> <ul style="list-style-type: none"> It is appropriate to retain the “CDA(1)” zoning for this review. As planning permissions were granted for residential use on the adjacent “CDA(2)” zone (K 39) in 2016 and 2018 and planning applications were submitted for “CDA(3)” which showed site owners are interest in redeveloping the sites, the “CDA” zoning for this site is considered appropriate to achieve the intention to phase out non-conforming uses. There is room to comprehensively review the “CDA” zoning for the three sites along Mok Cheong Street if the residential developments proceed to more advanced stage. |
| K 40 (Plan 8) | <p>The area abuts Sung Wong Toi Road and Mok Cheong Street, Kowloon</p> <p>(zoned “CDA(3)” on Ma Tau Kok OZP)</p> <p>(0.83 ha)</p> <p>(multiple ownership)</p> | 21 | <ul style="list-style-type: none"> The site is under multiple ownership. Such designation is intended to facilitate urban renewal in Ma Tau Kok and address possible industrial/residential (I/R) interface problems. It is currently occupied by six factory buildings. The Government land (i.e. the Kowloon Animal Management Centre and the ex-EMSD Workshop) and the Hong Kong Society for the Blind site abutting the south-eastern part of the “CDA(3)” zone was rezoned from “CDA(3)” to “R(A)” and “G/IC” respectively in 2015. Different lot owners of the site have submitted two applications to the Board (Application Nos. A/K10/264 and 265). The former application was rejected by the Committee as the applicants failed to present a scheme that would not undermine the intention for comprehensive development of the site. The Application No. A/K10/265 is tentatively scheduled to be considered by the Committee on 9.7.2021. The “CDA” zoning would help phase out the non-conforming uses upon redevelopment, address possible I/R interface problems and allow more comprehensively planned development. It is appropriate to retain the “CDA(3)” zone for this review as application had been considered by the Committee in 2020/2021, it appears that owners of some lots are showing interests to redevelop their lots. |

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| | | | <p>Retaining the “CDA(3)” for this review would allow time for lot owners to liaise amongst themselves to consider submitting other schemes with more comprehensive and implementable MLPs to realize the planning intention of the “CDA(3)” site.</p> <ul style="list-style-type: none"> • Since planning permissions were granted for residential use on the adjacent “CDA(2)” site (K 39) (Appendix III) in 2016 and 2018, there is room to comprehensively review the “CDA” zoning for the three sites along Mok Cheong Street if the residential development proceeds into more advanced stage. |
| K 42 (Plan 9) | <p>Junction of Cheong Hang Road and Winslow Street, Hung Hom, Kowloon</p> <p>(zoned “CDA” on Hung Hom OZP)</p> <p>(0.47 ha)</p> <p>(single ownership)</p> | 21 | <ul style="list-style-type: none"> • Two sites are linked to form a single “CDA” so as to achieve greater flexibility in building design. • The two sites are currently occupied by China Travel Hip Kee Godown Company (Hong Kong) Limited (i.e. Godowns No. 1 and No. 2) and are still in operation. • In 2014, the site owner put up some conceptual redevelopment proposals for the site to Government. However, those proposals were not taken forward. • The “CDA” designation is to facilitate redevelopment of the sites to non-residential use for screening traffic noise and existing funeral facilities and should be retained to address the environmental and visual impacts. |
| K 52 (Plan 10) | <p>56 Fuk Tsun Street & 1 Lime Street, Mong Kok, Kowloon (KIL 11170)</p> <p>(zoned “CDA(1)” on Mong Kok OZP)</p> <p>(0.04 ha)</p> <p>(single ownership)</p> | 17 | <ul style="list-style-type: none"> • The site is currently occupied by a 6-storey tenement building and a Grade 3 historic building, namely Hung Shing Temple. • The MLP for Proposed Commercial/ Residential Development with Temple and Open Space was approved by the Committee on 5.12.2003 and the permission for extension of time (EOT) for commencement of a development were lapsed on 6.12.2009. • No lease modification or building plan (BP) has been submitted. • The site is under the ownership of Secretary of Home Affairs Incorporated (SHAI). SHAI has assigned the existing tenement building and the adjoining Hung Shing Temple compound on the site to Tung Wah Group of Hospitals (TWGHs) for management. • According to TWGHs, the existing building |

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| | | | <p>was renovated in 2017 in order to improve the dilapidated building and living conditions. Currently, 1/F to 3/F of the existing building are used for housing the original tenants with affordable rent while 4/F to 5/F have been remodeled into a co-living space to relieve the housing needs of young people at an affordable rent as supported by SHA.</p> <ul style="list-style-type: none"> • TWGHs indicated on 8.12.2020 that they were liaising with HAB regarding the future development at the subject site. They were also of the view that the “CDA” zone could facilitate their plan for redeveloping the existing tenement building at the site, so as to create a better utilization of the valuable urban site and contribute to urban renewal as well as environmental improvement. They are exploring feasible solutions to achieve the above purposes. • The site is under single ownership. In order to integrate the preservation of the Hung Shing Temple and the mature tree on the site through comprehensive development, the “CDA” designation should be retained. |
| K 55 (Plan 11) | <p>Area on the Western Side of Kai Tak River in Kai Tak City Centre North, Kai Tak, Kowloon</p> <p>(zoned “CDA(2)” on Kai Tak OZP)</p> <p>(1.97ha)</p> <p>(Government land)</p> | 13 | <ul style="list-style-type: none"> • The site falls within the Kai Tak City Centre area and is located to the northwest of the Station Square. • The site is intended for a low-rise cascading commercial development subject to a plot ratio (PR) of 4.5 and a maximum BHR of 40mPD. The cascading low-rise structure should descend from 40mPD to 15mPD towards the Kai Tak River or the curvilinear walkway. The “CDA(2)” site will be developed for commercial uses which may include retail, office and hotel. • The PB for the “CDA” site (bundled with the adjacent “Other Specified Uses (Arts and Performance Related Uses) (1.16ha) and “O” (0.61ha)) will be submitted to the Committee for consideration in due course. • Kai Tak Development is now at the implementation stage and necessary infrastructure to serve the development sites is being provided in phases. The “CDA” designation should be retained to realize the planning intention. |

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|------------------------------------|--|---|--|
| K 59, K 60 & K 61 (Plan 12) | <p>Abutting Lung Tsun Stone Bridge Preservation Corridor in Kai Tak City Centre North, Kai Tak</p> <p>(K 59 - zoned "CDA(3)"; K 60 zoned "CDA(4)"; and K 61 zoned "CDA(5)" on Kai Tak OZP)</p> <p>("CDA(3)" - 1.98ha) ("CDA(4)" - 0.63ha) ("CDA(5)" - 1.38ha)</p> <p>(Government land)</p> | 9 | <ul style="list-style-type: none"> The three sites (K 59 to 61) abutting the Lung Tsun Stone Bridge Preservation Corridor (LTSBPC) are designated to ensure their disposition and design would be in harmony with the Preservation Corridor. Taking into account latest design of the LTSBPC, PBs are prepared to set out the specific design and development requirements for these "CDA" sites to ensure a harmonious environment with the LTSBPC. The PB for the "CDA(5)" site was endorsed by the Committee on 4.12.2020, and those for the "CDA(3)" and "CDA(4)" sites will be submitted to the Committee for consideration in due course. The "CDA(3)" site is intended for commercial use with a maximum PR of 6.6 and maximum site coverage (SC) of 65%. In order to provide a more open view towards the Kowloon City and the Lion Rock, the eastern part of the site is subject to a lower BH restriction of 13mPD while the remaining area will be subject to a maximum BH of 100mPD. The "CDA(4)" site is intended for commercial use with a maximum PR of 6.6, maximum BHR of 90mPD and maximum SC of 65%. The "CDA(5)" site is intended for residential use with a maximum PR of 6.8, maximum BHR of 135mPD and maximum SC of 40%. The site is allocated to Hong Kong Housing Society (HKHS) for public housing development. On 16.2.2021, the applicant, HKHS, submitted an application for proposed comprehensive development including flat (subsidised sale flats), shop and services and eating place. The application will be considered by the Committee tentatively on 28.5.2021. Kai Tak Development is now at the implementation stage and necessary infrastructure is being provided to serve the development sites in phases. The "CDA" designation should be retained to realize the planning intention. |
| K 68 (Plan 13) | YTML 72 and adjoining Government land at Tung Yuen Street, Yau Tong, Kowloon | 6 | <ul style="list-style-type: none"> The five "CDA" sites (K 67 to K 71) (Plans 12 and 36), together with the adjoining roads were previously covered by a large single "CDA" zone in the southwestern waterfront area of the Yau Tong Industrial Area (YTIA). To facilitate early development/redevelopment, the |

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|------------------|--|--|--|
| | <p>(zoned “CDA(2)” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP)</p> <p>(0.51 ha)</p> <p>(Government land)</p> | | <p>Committee agreed in 2012 to subdivide the “CDA” zone into smaller sites with appropriate zonings.</p> <ul style="list-style-type: none"> On 19.12.2014, the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/22 incorporating, inter alia, amendments to subdivide the then “CDA” zone into five smaller “CDA” zones, i.e. “CDA(1)” to “CDA(5)” and rezone the remaining area as ‘Road’ was exhibited for public inspection under section 5 of the Town Planning Ordinance (TPO) and approved by the Chief Executive in Council (CE in C) on 27.10.2015 . The subdivision has taken into account the land ownership pattern and the possibility to assemble private land as revealed from previous planning applications/rezoning request. The “CDA” sub-zones are intended for comprehensive development/redevelopment for residential and/or commercial uses with the provision of open space and other community and supporting facilities, and are subject to a maximum PR of 5.0 and maximum BHR of 80mPD to 100mPD. A public waterfront promenade of not less than 15m wide shall also be provided along the Harbour within each “CDA” zones. On 20.11.2015, the Committee endorsed a PB for the five “CDA” sites to provide guidance for proposed developments and to ensure coordinated approach of redevelopment of the individual “CDA” sub-zones in terms of development scale, design layout, provision of waterfront promenade, visual and air corridors, etc. MLPs for “CDA(1)” (K 67) , “CDA(3)” (K 69), “CDA(4) (K 70) and “CDA(5)” (K 71) were approved by the Board (Appendix III). The subject site (K 68) is on government land and its availability for development is subject to relocation of the government facilities thereat, i.e. the Kwun Tong Wholesale Fish Market (KTWFM), Tung Yuen Street Cooked Food Centre and Yau Tong Salt Water Pumping Station. The Civil Engineering and Development Department (CEDD) has commissioned a technical consultancy study on potential sites for relocating various existing wholesale markets (including the KTWFM) in |

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| | | | <p>North West Tsing Yi. It is anticipated that the study findings would be available in the second half of 2021. According to the endorsed PB, the Yau Tong Salt Water Pumping Station and Tung Yuen Street Cooked Food Market should be re-provisioned within the future development at “CDA(2)” zone and handed back to the Water Supplies Department and the Food and Environmental Hygiene Department respectively upon completion.</p> <ul style="list-style-type: none"> • The “CDA” zoning would help phase out the non-conforming uses and address I/R interface problems. The “CDA” designation should be retained to realize the planning intention. |
| <p>TW 2 (Plan 14)</p> | <p>North of Lai King Hill Road, Kau Wa Keng, Kwai Chung, New Territories</p> <p>(zoned “CDA” on Kwai Chung OZP)</p> <p>(5.08 ha)</p> <p>(multiple ownership)</p> | <p>28</p> | <ul style="list-style-type: none"> • The planning approval under Application No. A/KC/200 was lapsed on 13.4.2004. • A land use review for the “CDA” zone of the site was undertaken by Planning Department (PlanD) in 2012. Since the site is currently without public sewer and is located close to Lai King Hill Road, Director of Environmental Protection (DEP) does not support the proposed “V” zone for the site from the water quality, sewerage, air quality and traffic noise impact points of view. The review recommended that the “CDA” zoning should be retained to ensure adequate control on future development so as to address the traffic noise, air quality and sewerage problems of the area. There is no implementation programme for the village sewerage projects for Kau Wa Keng Old Village and Kau Wa Keng New Village. • The “CDA” zone is under multiple ownership comprising considerable number of lots with various lot sizes with fragmented and uncoordinated piecemeal residential developments. The “CDA” site has poor accessibility and minimal infrastructural and utility provisions. • In view of the above, it is considered appropriate to retain the “CDA” zoning in order to avoid piecemeal redevelopment and to ensure comprehensive development of the Kau Wa Keng area incorporating the necessary transport, environmental, infrastructure and utility provisions. |
| <p>TW 37</p> | <p>North-east of Wang Wo Tsai Street at</p> | <p>10</p> | <ul style="list-style-type: none"> • The three sites (i.e. TW 37 to 39 zoned “CDA(4)”, “CDA(5)” and “CDA(6)” |

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| (Plan 15) | <p>the junction of Yeung Uk Road and Texaco Road, Tsuen Wan, New Territories</p> <p>(zoned “CDA(4)” on Tsuen Wan OZP)</p> <p>(about 1.3 ha)</p> <p>(single ownership for 3 buildings and multiple ownership for the remaining 3 buildings)</p> | | <p>respectively) together with one other “CDA” site in the neighbourhood (i.e. TW 36 zoned “CDA(3)” with approved MLP (Appendix III)) is located at the northern part of Tsuen Wan East Industrial Area (TWEIA) occupied by industrial buildings. The main reason for rezoning the sites from “I” to “CDA” in 2010 was to bring forward the recommendation of the 2009 Area Assessments of Industrial Land in the Territory which aimed to facilitate comprehensive residential development with commercial facilities and open space provision. The current “CDA” zone could address the potential I/R interface with the existing industrial uses to the south of Yeung Uk Road. It would give the impetus for land use restructuring and upgrading the environment of the Tsuen Wan East area.</p> |
| TW 38 (Plan 15) | <p>South of Wang Wo Tsai Street at the junction of Yeung Uk Road and Kwu Hang Road, Tsuen Wan, New Territories</p> <p>(zoned “CDA(5)” on Tsuen Wan OZP)</p> <p>(about 0.7 ha)</p> <p>(single ownership for 2 buildings and multiple ownership for the remaining 4 buildings)</p> | 10 | <ul style="list-style-type: none"> DEP has concern on the potential I/R interface problem and that the serious traffic noise generated from road nearby could not be satisfactorily addressed through redevelopment of individual private industrial buildings with uncertain redevelopment programme and that the phasing out of existing industrial uses in the area would likely require a very long lead time to materialise. Under such circumstances, the future residents of redeveloped sites would be subject to industrial noise problems and aerial emissions and plume impingement impacts from the nearby industrial operations. In this respect, DEP considered that the “CDA” approach would be appropriate for the subject site to address the environmental issues within the site in a more comprehensive, cohesive and flexible manner. The “CDA(3)” to “CDA(6)” sites were rezoned from “I” in 2010 with a view to encouraging site amalgamation for comprehensive residential development to facilitate the re-structuring of the area as a residential neighborhood. Among them, MLP for proposed comprehensive residential development for the “CDA(3)” zone has been approved. Besides, the then “CDA(2)” zone adjoining the “CDA(3)” zone has also been rezoned to “R(A)19” to reflect the completed redevelopment as public housing development and open space. With the designation of |
| TW 39 (Plan 15) | <p>South of Wang Wo Tsai Street and north of Yeung Uk Road, Tsuen Wan, New Territories</p> <p>(zoned “CDA(6)” on Tsuen Wan OZP)</p> | 10 | |

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| | (about 0.5 ha) (multiple ownership) | | <p>“CDA” zoning for this area for 10 years so far, more time should be allowed to observe the progress of the “CDA” developments.</p> <ul style="list-style-type: none"> • Provision to cater for partial/wholesale conversion of existing buildings for non-domestic use in the subject "CDA" zones has also been incorporated into the OZP with a view to optimizing the use of building. |

List of “CDA” Sites with No Approved MLP and Subject to Review**(Total: 3 – K 31, K 54 and TW 23)****(Plans 16 to 18)**

| Site Ref. No. | Location (Site Area) | No. of Years Designated “CDA” (as at 31.3.2021) | Progress of Rezoning |
|------------------------------|---|--|--|
| K 31 (Plan 16) | Junction of Kowloon City Road and Ma Tau Kok Road, Ma Tau Kok, Kowloon (13 Streets) (zoned “CDA” on Ma Tau Kok OZP) (2.84 ha) (multiple ownership) | 22 | <ul style="list-style-type: none"> • The site is under multiple ownership. Such designation would facilitate urban renewal initiatives for the site and prevent piecemeal redevelopment that would pre-empt optimum comprehensive redevelopment and urban restructuring. • The planning intention is to facilitate the restructuring of the obsolete area of Ma Tau Kok and phasing out of the non-conforming uses (such as vehicle repair workshops), and addressing possible I/R interface problems. It would also facilitate the provision of supporting GIC and open space facilities, thus addressing shortfalls in the district. • The then Kowloon City District Urban Renewal Forum (KC DURF) was set up to advise the Government on the district-based urban renewal initiatives. To facilitate redevelopment in the area, the then KC DURF proposed to subdivide the “CDA” into 2 or 3 “CDAs” so as to reduce the difficulty in land assembly land for redevelopment. It is also recommended that community facilities, such as elderly services, and a public pedestrian passageway be provided within the sub-divided CDA sites to meet the needs of the local community and to enhance the connectivity with Kai Tak Development Area. KC DURF’s proposal was submitted to the Government for consideration in January 2014. As a large number of owners, tenants and operators will be affected, the Administration (i.e. Development Bureau (DEVB) and PlanD) is assessing the appropriate implementation mechanism to facilitate redevelopment of the site. |
| K 54 (Plan 17) | Junction of Ma Tau Kok Road and To Kwa Wan Road (including Ming Lun Street), To Kwa Wan (5 Streets) | 14 | <ul style="list-style-type: none"> • The site is located at the waterfront of Ma Tau Kok. It is intended for residential development with retail facilities. In view of the prominent waterfront location and to enable a continuous promenade from Ma Tau Kok/To Kwa Wan to Kai Tak, a 20m-wide promenade is required within the site for public enjoyment purpose. |

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|-------------------------------|---|--|---|
| | (zoned “CDA” on Kai Tak OZP) (1.86 ha) (multiple ownership) | | <ul style="list-style-type: none"> • The site is under multiple ownership. Such designation is intended to facilitate urban renewal initiatives for the site and prevent piecemeal redevelopment. The “CDA” zoning will also ensure the provision of the public waterfront promenade upon redevelopment. • To facilitate redevelopment in the area, the then KC DUF has proposed to subdivide the “CDA” into 2 “CDAs” based on the existing residential and industrial/commercial building portions. The PR for the “CDA” zone covering the existing residential portion was proposed to be relaxed from 5 to 6.5 to provide incentive for redevelopment. KC DUF’s proposal was submitted to the Government for consideration in January 2014. The Administration (i.e. DEVB and PlanD) is assessing the appropriate implementation mechanism to facilitate redevelopment of the site with a suitable zoning without compromising the original intention for a comprehensive development with supporting facilities and local improvements. |
| TW 23 (Plan 18) | 19-31 Ma Tau Pa Road, Tsuen Wan, New Territories (zoned “CDA(1)” on Tsuen Wan OZP) (0.55 ha) (single ownership) | 23 | <ul style="list-style-type: none"> • The site is located at the periphery of the Tsuen Wan East Industrial Area. Together with the adjoining “Commercial” zones, the “CDA(1)” zone, which is intended for comprehensive development for commercial uses, will act as a land use buffer in-between the industrial area to the south and the residential area to the north, and will serve to alleviate the industrial/residential interface problem of the area. • The site is under single ownership and has the potential for redevelopment. The lot owner has been approached on their redevelopment initiative for the site. Taking into account the latest developments in the area, including the recent rezoning of the completed “CDA” development to the northwest of the site across Ma Tau Pa Road to “Other Specified Uses” annotated “Commercial and Residential Development”, consideration may be given to rezoning the site to other appropriate zoning. |

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(Total: 24 - H 7, H 19, H 35, H 39, H 54 & H 55, H 59, K 7, K 13, K 19, K 25, K 27, K 29, K 39, K 41, K 56, K 64 to K 67, K 69, K 70, K 71, TW 1 and TW 36)
(Plans 19 to 38)

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| H 7 (Plan 19) | Hopewell Centre II (HCII), area to the west of Hopewell Centre bounded by Kennedy Road and Ship Street, Wan Chai, Hong Kong (zoned “OU(CRA)” on Wan Chai OZP) (0.98 ha) (single ownership) | 35 | <ul style="list-style-type: none"> The MLP (with Class A amendment to the MLP approved on 7.1.1994) was agreed by the Board on 12.12.2008. The revised MLP was deposited in the Land Registry on 17.8.2009. Land exchange for the revised scheme was executed on 24.11.2012. Since then, two s16A applications (Nos. A/H5/217-2 and A/H5/408) were approved with conditions mainly for addition of an internal vehicular egress on 11/F of HCII connecting with the adjacent Hopewell Centre, redistribution of the GFA due to the deletion of the office component, reduction of BH and changes to the podium form, design of the parks and vehicular access arrangement. Revisions to the associated road improvement works at Kennedy Road were authorized by the CE in C in June 2020. The latest set of general building plans (BPs) for the revised scheme under A/H5/408 was approved on 19.3.2021. Compliance with planning approval conditions is in progress. The “OU(CRA)” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions. |
| H 19 (Plan 20) | Taikoo Place, 979 King’s Road, Quarry Bay, Hong Kong (zoned “CDA” on Quarry Bay) (2.22 ha) (multiple ownership) | 16 | <ul style="list-style-type: none"> The first MLP for a two-phased development was approved by the Board on 19.10.1990. The site was rezoned “C(1)” on 22.8.2003, but the “CDA” zoning was reverted on 9.7.2004 to partially meet an objection to the OZP. Phase 1 of the development consisting of Lincoln House and Dorset House has been completed. Phase 2 involves the redevelopment of three industrial buildings at the site into Building 2A and Building 2B. |

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| | | | <ul style="list-style-type: none"> • There are 3 valid MLPs for the site (No. A/H21/96 approved on 9.8.1999, No. A/H21/132 approved on 4.3.2011 and No. A/H21/148 approved on 8.9.2017) with different designs for the Phase 2 buildings. • Building 2A was completed with occupation permit (OP) issued on 24.9.2018. • As per application No. A/H21/148, the latest building plans for Building 2B were approved on 17.3.2021. • Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure proper implementation of the remaining Phase 2 development and fulfilment of approval conditions. |
| H 35 (Plan 21) | Site at Chai Wan Road, Chai Wan, Hong Kong (zoned “CDA(1)” on Chai Wan OZP) (1.04 ha) (single ownership) | 19 | <ul style="list-style-type: none"> • The MLP was first approved on 8.2.2002 and two applications for EOT were also subsequently approved. The permission was lapsed on 9.2.2011. • An application (No. A/H20/177) was submitted on 17.8.2012 and approved with conditions by the Board on review on 23.8.2013 for a proposed comprehensive residential development (with retail shops and a covered public transport terminus (PTI)) at portion of the site zoned “CDA(1)”, and a public open space at the remaining portion of the site zoned “O”. • Compliance with approval conditions is in progress. • The general BPs were first approved on 26.10.2018. • The proposed land exchange was approved on 22.11.2018 by DLC subject to, inter alia, authorization of the proposed footbridge works under Cap. 370. On 3.12.2020, DLC also approved, among other things, extending the building covenant period and time limit for completion of PTI. Authorization of works under Cap. 370 would be separately sought. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions. |

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| H 39 (Plan 22) | <p>Ming Wah Dai Ha, 1-25 A Kung Ngam Road, Shau Kei Wan, Hong Kong</p> <p>(zoned “CDA” on Shau Kei Wan OZP)</p> <p>(3.53 ha)</p> <p>(single ownership)</p> | 12 | <ul style="list-style-type: none"> • The site was designated “CDA” on 7.11.2008. The PB for comprehensive redevelopment for residential use incorporating major development parameters and requirements was endorsed by the Committee on 23.9.2011. • HKHS’s MLP under Application No. A/H9/69 for comprehensive redevelopment of the site was approved with conditions by the Committee on 15.3.2013. Subsequently, two s.16A applications for Class B amendments to Phase 1 of the approved scheme (No. A/H9/69-1) and EOT for commencement of development (No. A/H9/69-2) were approved with conditions by the Director of Planning (D of Plan) under the delegated authority of the Board on 22.2.2016 and 5.9.2016 respectively. The permission for the redevelopment lapsed on 16.3.2021 • General BPs for Phase 1 of the redevelopment was first approved on 10.11.2016 and OP for Phase 1 redevelopment was issued on 2.3.2021. • On 4.4.2018, HKHS submitted a fresh application (No. A/H9/78) for amendment to the approved MLP which primarily involves change in housing mix (introduction of flat for sale), increase in retail GFA, change in type and location of GIC facilities, and phasing. The application was approved with conditions by the Committee on 18.1.2019. • Latest general BPs for Phase 2 and 3 were received by the Buildings Department (BD) in late October 2020 but were subsequently withdrawn by the applicant. • Compliance with approval conditions is in progress. • The proposed lease modification was approved on 25.2.2021 by DLC subject to, inter alia, policy support on the provision and land premium arrangement for senior citizen residence scheme units. • The redevelopment scheme is scheduled for completion by 2032. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions. |

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| H 54 & H 55 (Plan 23) | Kai Yuen Street, North Point, Hong Kong (zoned “CDA(2)” on North Point OZP) (1.53 ha) (multiple ownership) | 13 | <ul style="list-style-type: none"> • The site was designated “CDA(2)” on 8.6.2007. The MLP for comprehensive residential development was first approved with conditions by the Committee on 4.12.2009. An application (No. A/H8/401) for amendment to the MLP was approved with conditions on 12.2.2010. A s.16A application (No. A/H8/401-1) for Class B amendments to the approved development proposal was approved with conditions by the Committee on 14.1.2011. D of Plan under the delegated authority of the Board approved on 12.2.2014 another s.16A application No. A/H8/401-2 for EOT for commencement of development until 12.2.2018. • The development scheme is divided into two phases; Phase 1 and Future Phase. Phase 1 development was completed with the OP issued on 28.9.2018 with all approval conditions of the Phase 1 development complied. As the remaining portion of the “CDA” zone is still under multiple ownerships, no BP for the Future Phase has yet been approved. • The “CDA” designation should be retained for the time being to allow time for ascertaining the implementation of the Future Phase before the appropriateness of the “CDA” zone is reviewed. |
| H 59 (Plan 24) | Ex-Wong Chuk Hang Estate, Aberdeen & Ap Lei Chau, Hong Kong (zoned “CDA” on Aberdeen and Ap Lei Chau OZP) (7.17 ha) (single ownership) | 10 | <ul style="list-style-type: none"> • The PB for the proposed comprehensive residential and commercial development, rail station and depot, public transport interchange, social welfare facilities and bus and public light bus termini was endorsed by the Committee on 4.11.2011. • The MLP for the proposed comprehensive residential and commercial development, rail station and depot, and PTI (Application No. A/H15/254) was approved by the Committee on 8.2.2013. • An application (No. A/H15/254-2) for Class B Amendment for EOT for commencement of development up to 8.2.2019 was approved by the D of Plan under delegated authority of the Board on 3.11.2016. • An application (No. A/H15/283) for the proposed amendments to the approved MLP |

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| | | | <p>was approved with conditions by the Committee on 10.7.2020. While the revised development scheme maintained the same amount of total domestic and non-domestic gross floor area (GFA) and the same number of residential towers with BHs of 120 to 150mPD as in the approved schemes, the major amendment involved increase in number of flats.</p> <ul style="list-style-type: none"> • Construction works of the railway station and depot have been completed. The development of the commercial and residential property on top of the depot will take place in 6 phases (Site A to Site F) for completion in 2022 - 2027. • Land grant application for the topside development was executed on 12.6.2017. • Compliance with approval conditions is in progress. • Tenders for Sites A to F have been awarded. Construction of Sites A and B is underway. General BPs for Sites C and D are being processed. The additional units proposed in the Application No. A/H15/283 would mainly be accommodated at Sites E and F. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions. |
| K 7 (Plan 25) | <p>Whampoa Garden, Hung Hom, Kowloon</p> <p>(zoned “CDA” on Hung Hom OZP)</p> <p>(18.61 ha)</p> <p>(multiple ownership)</p> | 16 | <ul style="list-style-type: none"> • The MLP for Whampoa Garden was first approved by the Board on 19.10.1983. • The planning intention of the “CDA” zone is to provide residential accommodation with self-contained commercial and community facilities and open space. As all the essential proposals have been completed, it was proposed to down-zone the Whampoa Garden from “CDA” to various sub-zonings of “R(A)” and “C”. The draft Hung Hom OZP No. S/K9/17, incorporating the down-zoning proposal, was gazetted on 28.4.2003. • During the statutory exhibition period of the draft Hung Hom OZP No. S/K9/17, strong local objections were received against the down-zoning of the Whampoa Garden mainly for reasons that there was still undeveloped |

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| | | | <p>non-domestic GFA.</p> <ul style="list-style-type: none"> The retention of the “CDA” zoning with the requirement of MLP submission would allow the Board and resident through public consultation to have better control over the unique features and design of Whampoa Garden as a whole when any development proposal was made. The Board upheld the objections and the Whampoa Garden was rezoned back to “CDA”. The Hung Hom OZP No. S/K9/18, incorporating the “CDA” zoning of the Whampoa Garden, was gazetted on 17.2.2004. As there are no changes in the planning circumstances, the “CDA” zoning should be retained. |
| <p>K 13 (Plan 26)</p> | <p>Area bounded by Cha Kwo Ling Road, Ko Fai Road and Victoria Harbour, Yau Tong Bay, Kowloon</p> <p>(zoned “CDA” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP)</p> <p>(9.91 ha)</p> <p>(multiple ownership)</p> | <p>12</p> | <ul style="list-style-type: none"> Part of the site was first designated as “CDA” in 1993 with its boundary revised twice. The OZP incorporating the boundary and the development parameters of the site was approved on 23.5.2008 and the related PB was endorsed by the Committee on 9.4.2010. A consortium formed by the lot owners submitted the MLP for the site in March 2010 which was approved by the Committee on 8.2.2013. An application for amendments to the approved scheme was submitted in January 2014 to retain the water pumping station on site and to revise the building block design. The latest application (No. A/K15/112) and the MLP for the proposed comprehensive development was approved with conditions by the Committee on 16.1.2015. Compliance with approval conditions is in progress. The latest BPs for the consortium lots were approved on 11.9.2019. An application for EOT for commencement of development until 16.1.2023 was approved on 16.1.2019. The “CDA” designation should be retained to ensure implementation of approved MLP and approval conditions. |
| <p>K 19</p> | <p>Area bounded by Choi Hung Road and</p> | <p>27</p> | <ul style="list-style-type: none"> The PB for comprehensive public housing development with commercial use, public open |

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| (Plan 27) | <p>Lung Cheung Road in Diamond Hill, Kowloon</p> <p>(zoned “CDA” on Tsz Wan Shan, Diamond Hill & San Po Kong OZP)</p> <p>(7.18 ha)</p> <p>(Government land)</p> | | <p>space including a water feature park and landscaped walk with cultural theme, religious facility and PTI was endorsed by the Committee on 17.7.2015.</p> <ul style="list-style-type: none"> • The MLP for the proposed comprehensive residential, commercial (shop and services, market, eating place), GIC uses, religious uses, public open space and public transport terminus development (Application No. A/K11/223) at the site was approved with conditions by the Committee on 27.5.2016. • The public housing development Phase 1 is nearing completion and Phases 2 & 3 are under construction. As for the non-public housing facilities, the construction of the PTI and public open space including a water feature park and landscaped walk with cultural theme has commenced in March 2021. • The “CDA” designation should be retained to ensure implementation of approved MLP and approval conditions. |
| K 25 (Plan 28) | <p>South of Sham Mong Road and East of Hing Wah Street West, South West Kowloon</p> <p>(zoned “CDA” on South West Kowloon OZP)</p> <p>(4.5 ha)</p> <p>(Government land)</p> | 22 | <ul style="list-style-type: none"> • The Housing Department submitted an application (No. A/K20/124) for proposed comprehensive development for public rental housing with commercial, GIC facilities, public open space and PTI, which was approved by the Committee on 17.7.2015. • The approved MLP was deposited on 27.4.2016 to the Land Registry. • The development is under construction by phases. Phases 1 and 2 of the domestic portion were completed with OP issued on 14.10.2020 and 26.3.2021 respectively. The remaining portions are expected to be completed by Q4 2021. • Compliance with approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of the approval conditions. |
| K 27 (Plan 29) | <p>Lai Hong Street, South West Kowloon</p> <p>(zoned “CDA” on</p> | 22 | <ul style="list-style-type: none"> • The “CDA” site is the subject of five approved applications for comprehensive development. The MLP (Application No. A/K20/17) for comprehensive commercial and residential development was first approved by the |

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| | South West Kowloon OZP) (2.37 ha) (multiple ownership) | | Committee on 30.10.1998. The amendment to the approved MLP under Application No. A/K20/132 was approved with conditions by the Committee on 4.9.2020. <ul style="list-style-type: none"> The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of the approval conditions. |
| K 29 (Plan 30) | Guangzhou – Shenzhen – Hong Kong Express Rail Link, West Kowloon Station Area bounded by Lin Cheung Road, Jordan Road and Road D1, adjacent to Austin Station, West Kowloon Reclamation, Kowloon (zoned “CDA(1)” on South West Kowloon OZP) (5.88 ha) (multiple ownership) | 11 | <ul style="list-style-type: none"> On 29.5.2009, the site was rezoned “CDA(1)” on the draft South West Kowloon OZP No. S/K20/23, incorporating a maximum PR of 5 for ‘office/commercial’ uses only, and maximum BHR ranging from 90 mPD to 115mPD. The PB for the future development above West Kowloon Station (WKS) of the Express Rail Link at the site was approved with conditions on 4.12.2009. The MLP for topside office/commercial development under Application No. A/K20/113 was approved with conditions by the Committee on 7.5.2010. BPs for the proposed topside development were approved on 9.11.2011. The WKS was completed in 2018. The lot where the topside development zone falls within was sold by tender in November 2019 but the development is yet to commence. An application (No. A/K20/133) for proposed comprehensive office, commercial and retail development was rejected by the Committee on 22.1.2021 for the reason of insufficient outstanding planning or design merits to justify the proposed BH relaxation, which would breach the ridgeline from strategic viewing points. On 25.2.2021, the applicants applied for a review of the decision. On 3.5.2021, the applicant has requested the Board to defer making a decision on the review application. The “CDA” designation should be retained to ensure implementation of approved MLP and fulfilment of approval conditions. |
| K 39 (Plan 31) | Middle part of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong | 21 | <ul style="list-style-type: none"> K 30, K 39 and K 40 were originally covered by a single “CDA” zone. To meet the objections to the Ma Tau Kok OZP No. S/K10/8, the Board decided to sub-divide it into 3 “CDA” zones, and the amendments were |

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| | <p>Street, and Kowloon City Road, Ma Tau Kok, Kowloon</p> <p>(zoned “CDA(2)” on Ma Tau Kok OZP)</p> <p>(0.84 ha)</p> <p>(multiple ownership)</p> | | <p>confirmed on 15.10.1999.</p> <ul style="list-style-type: none"> • The “CDA(2)” site is under three owners. • A MLP covering the whole “CDA(2)” site was approved by the Committee on 27.5.2016 under Application No. A/K10/256 for a proposed comprehensive residential development with ‘Shop and Services’ and ‘Eating Place’ uses. Subsequently, an amendment to the approved MLP under Application No. A/K10/259 was approved by the Committee on 7.12.2018. While the MLP still covers the whole “CDA(2)” zone, the development will be divided into two phases for implementation separately by their respective owners in accordance with the approved MLP. • Implementation of the development is in progress with general BP for Phase 1 approved in November 2020. Compliance with approval conditions is also in progress for Phase 1. • There is no BP approval for the development of Phase 2. • The “CDA” designation should be retained to ensure implementation of approved MLP and fulfilment of the approval conditions. There is room to comprehensively review the “CDA” zoning for the three sites along Mok Cheong Street if the residential development proceeds into more advanced stage. |
| K 41 (Plan 32) | <p>35 Clear Water Bay Road, Ngau Chi Wan, Kowloon</p> <p>(zoned “CDA” on Ngau Chi Wan OZP)</p> <p>(2.17 ha)</p> <p>(multiple ownership)</p> | 21 | <ul style="list-style-type: none"> • The MLP was first approved with conditions by the Committee on 3.2.2006. An application (No. A/K12/34-2) for EOT for commencement of development and minor amendments to the approved scheme was approved on 3.2.2010 for 3 years until 3.2.2013. • The revised MLP was deposited in Land Registry on 14.1.2014. • Detailed design of the development to comply with approval conditions is underway. • BPs for the proposed development were latest approved on 29.6.2018. The land exchange application is being processed by Lands Department (LandsD). • Application No. A/K12/42 was submitted on |

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| | | | <p>20.1.2021 for proposed amendments to the approved scheme including different GFA mix. The application was deferred on 12.3.2021 upon request by the applicant.</p> <ul style="list-style-type: none"> The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions. |
| K 56 (Plan 33) | <p>NKIL 6556, Muk Yuen Street, Kai Tak, Kowloon</p> <p>(zoned “CDA(1)” on Kai Tak OZP)</p> <p>(1.77 ha)</p> <p>(single ownership)</p> | 13 | <ul style="list-style-type: none"> The site falls within the Kai Tak City Centre area and is located to the northwest of the Shatin to Central Link Kai Tak Station and the Station Square. The site is intended for a comprehensive office/hotel/retail development with low-rise structures in the west and high-rise landmark commercial tower in the east. The landmark tower in the zone will complement the curvilinear walkway and the landscaped Kai Tak River to signify a prominent image in the locality. The PB for the site was endorsed by the Committee in August 2016. The MLP (under Application No. A/K22/20) was first approved with conditions by the Committee on 15.6.2018, and another MLP (under Application No. A/K22/24) with hotel use proposed was also approved with conditions by the Committee on 19.7.2019. The applicant is implementing the development according to the first approved MLP under Application No. A/K22/20 (i.e. without the hotel use). BP submission for the CDA development was first approved in February 2019 and construction works are in progress. The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions. |
| K 64 (Plan 34) | <p>Tai Hang Sai Estate, Shek Kip Mei, Kowloon</p> <p>(zoned “CDA” on Shek Kip Mei OZP)</p> | 10 | <ul style="list-style-type: none"> The estate is held and managed by the Hong Kong Settlers Housing Corporation Limited (HKSHCL) for low cost housing by way of private treaty grant. Given the large size and sensitive location of the site in Shek Kip Mei and large amount of GFA involved, the site was rezoned from “R(A)” to “CDA” on 9.4.2010 to provide |

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| | (2.09 ha) (single ownership) | | <p>adequate planning control. A maximum PR of 5.5 and a maximum BH of 90mPD/130mPD and a 25-wide non-building area are stipulated.</p> <ul style="list-style-type: none"> • In March 2016, the HKSHCL submitted an application (No. A/K4/67) for the MLP of the proposed comprehensive redevelopment of the estate and minor relaxation of PR and BHR which was approved with conditions by the Committee on 24.6.2016. • On 6.4.2020, an application (No. A/K4/67-1) for EOT for commencement of the approved MLP was approved and the validity of the permission is extended to 24.6.2024. • According to the 2020 Policy Address, HKSHCL and the Urban Renewal Authority had reached an intention of collaboration in taking forward the redevelopment plan of the estate. • The “CDA” designation should be retained to facilitate redevelopment of the site for residential use. |
| K65 (Plan 35) | <p>Northwestern portion , Lin Cheung Road, South West Kowloon (NKIL 6549</p> <p>(zoned “CDA” on South West Kowloon OZP)</p> <p>(1.93ha) (single ownership)</p> | 7 | <ul style="list-style-type: none"> • An application (No. A/K20/130) with MLP for comprehensive residential development at the site was approved with conditions by the Committee on 16.11.2018. The approved MLP was deposited to the Land Registry on 25.4.2019. • Compliance with approval conditions is in progress. • The BPs were first approved on 14.8.2019 and construction works are in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of the approval conditions. |
| K66 (Plan 35) | <p>Southeastern portion, Lin Cheung Road, South West Kowloon (NKIL 6550)</p> <p>(zoned “CDA(2)” on South West Kowloon OZP)</p> | 7 | <ul style="list-style-type: none"> • An application (No. A/K20/131) with MLP for comprehensive hotel development at the site was approved with conditions by the Committee on 1.2.2019. • Compliance with approval conditions is in progress. • The BPs for the proposed development were first approved on 17.9.2019 and construction works are in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP |

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| | (0.49 ha) (single ownership) | | and fulfilment of the approval conditions. |
| K 67 (Plan 36) | YTML 69, YTIL 4 RP, and adjoining Government land at Tung Yuen Street, Yau Tong, Kowloon (zoned “CDA(1)” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP) (0.78 ha) (single ownership) | 6 | <ul style="list-style-type: none"> The site is subject of two approved applications for comprehensive residential development submitted by the same applicant. The first application (No. A/K15/114) was approved with conditions by the Committee on 5.2.2016. The BPs based on the approved MLP were approved on 12.12.2019 and the land exchange has been executed in June 2019. The latest application (No. A/K15/122) and the MLP was approved with conditions by the Committee on 24.4.2020. Compliance with approval conditions under the latest approved MLP is in progress. The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions. |
| K 69 (Plan 36) | YTML 57, YTILs 4 s.B and 9, and adjoining Government land at Tung Yuen Street, Yau Tong, Kowloon (zoned “CDA(3)” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP) (1.24 ha) (single ownership) | 6 | <ul style="list-style-type: none"> An application (No. A/K15/119) and the MLP for the proposed comprehensive residential development was approved with conditions by the Committee on 15.6.2018. A new application (No. A/K15/126) for the same use, submitted by the same applicant on 21.8.2020, is tentatively scheduled for consideration by the Committee on 28.5.2021. The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions. |
| K 70 (Plan 36) | YTMLs 58, 59, 60, 61 and 62 at Tung Yuen Street, Yau Tong, Kowloon (zoned “CDA(4)” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP) | 6 | <ul style="list-style-type: none"> An application (No. A/K15/121) and the MLP for the proposed comprehensive residential development with shop and services use was approved with conditions by the Committee on 26.6.2020. The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions. |

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| | (0.43 ha) (multiple ownership) | | |
| K 71 (Plan 36) | YUIL 44 at Yan Yue Wai, Yau Tong, Kowloon (zoned “CDA(5)” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP) (about 1.06ha) (single ownership - land sale site) | 6 | <ul style="list-style-type: none"> An application (No. A/K15/120) and the MLP for proposed comprehensive commercial/residential development (including flats, shop and services, eating place and public vehicle park) was approved with conditions by the Committee on 11.8.2017. Compliance with approval conditions is in progress. The latest BP was approved on 29.9.2020. The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions. |
| TW 1 (Plan 37) | Junction of Kwok Shui Road and Cheung Wing Road, Kwai Chung, New Territories (zoned “CDA” on Kwai Chung OZP) (1.23 ha) (single ownership) | 28 | <ul style="list-style-type: none"> The MLP for proposed hotel and service apartments with shops and services (retail/commercial) under Application No. A/KC/241 was first approved by the Committee on 17.3.2000 and a set of BPs was approved on 20.2.2003. The proposed development was deemed commenced but no building works have been carried out. The existing soy sauce factory on the site is still in operation. On 20.4.2012, the draft Kwai Chung OZP No. S/KC/26 incorporating BHR to various zones including a maximum BHR of 120mPD imposed on the subject site was gazetted. The owner of the site, Tung Chun Company Ltd. (Tung Chun) submitted a representation (the Representation) proposing to relax the BHR of the whole “CDA” site to 169mPD as approved under previous application and general BPs. On 12.10.2012, the Board decided not to uphold the Representation. On 11.1.2013, 8.8.2014 and 23.2.2018, Tung Chun lodged three Judicial Review (JR) applications in relation to the BHR stipulated on the site under the draft Kwai Chung OZP Nos. S/KC/26 to S/KC/29. |

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| | | | <ul style="list-style-type: none"> On 28.6.2018, the Court handed down a judgment allowing the JRs and for the JR in respect of the Representation, ordered that the Board’s decision on the Representation be quashed and the Representation be remitted to Board for re-consideration. For the other two JRs, the Court gave orders on 3.1.2019 that the Board shall not submit the OZP Nos. S/KC/26 to 29 to the CE in C until reconsideration of the Representation. On 31.1.2019, Tung Chun lodged appeals against the Court’s orders. The appeals were heard together by the Court of Appeal on 1.4.2021 and the judgement is pending. A planning review was conducted by PlanD on 14.12.2018 regarding the BHR in respect of the representation site among others. After consideration, the Board agreed that the 120mPD BHR stipulated for the site should be retained. Separately, the applicant submitted an application on 13.2.2017 for the proposed office, retail and residential development and minor relaxation of BHR at the site. Upon further consideration, the application was approved with conditions by the Committee on 22.3.2019. The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of the approval conditions. |
| TW 36 (Plan 38) | <p>North of Wang Wo Tsai Street near the junction of Sha Tsui Road and Luen Yan Street, Tsuen Wan, New Territories</p> <p>(zoned “CDA(3)” on Tsuen Wan OZP)</p> <p>(about 1.1 ha)</p> <p>(single ownership for 3 buildings and</p> | 10 | <ul style="list-style-type: none"> The “CDA” rezoning could eliminate the potential I/R interface problem between the future developments on the northern part of TWEIA and the existing industrial uses to the south of Yeung Uk Road. More importantly, it would give the impetus for land use restructuring and upgrading the environment of the Tsuen Wan East Area. The “CDA(3)” zone comprises 4 buildings owned by different owners. The MLP submitted under Application No. A/TW/452 was approved with conditions by the Committee on 16.1.2015 for proposed comprehensive residential development for the entire “CDA(3)” zone. The application was submitted by the owner of TWTL160 which is |

| Site Ref. No. | Location (Site Area) | No. of Years Designated “CDA”/“CRA” (as at 31.3.2021) | Justifications for Retention |
|------------------|---------------------------------------|--|---|
| | multiple ownership for 1 building) | | <p>one of the buildings in the “CDA(3)” zone. The application is for a proposed phased and separate residential development so that the other land owners in the zone can make amendments as and when necessary to the approved MLP, subject to approval by the Board. On 5.11.2018, an application for EOT for commencement of development was approved by the D of Plan under the delegated authority of the Board, the permission was extended until 16.1.2023.</p> <ul style="list-style-type: none"> • Lease modification for TWTL 160 was approved on 24.10.2018. • In January 2019, the applicant made a BP submission for a proposed residential development at TWTL 160. • On 10.8.2020, the same applicant sought planning permission for amendments to the approved MLP for proposed comprehensive residential development under Application No. A/TW/519. The proposed scheme involves a domestic PR of 5 and BH of 100mPD. The application was rejected by the Committee on 18.12.2020 and the applicant applied for a review of the Committee’s decision. The review will be considered by the Board on 18.6.2021. • According to the Notes of the approved Tsuen Wan OZP No. S/TW/33, the “CDA(3)” zone was subject to a total maximum PR of 5.0, of which a minimum PR of 4.5 shall be for domestic use, and a maximum BH of 100mPD. The PR restriction could not cater for partial/wholesale conversion for non-domestic use for the lifetime of the existing building. With a view to optimizing the use of existing industrial buildings, revision to the Remarks of the Notes of the OZP for “CDA(3)” zone with provision to cater for partial/wholesale conversion of existing buildings for non-domestic use was included in the proposed amendments to Tsuen Wan OZP No. S/TW/33. The draft Tsuen Wan OZP No. S/TW/34 was gazetted on 26.2.2021. • The “CDA” designation should be retained as “CDA” to ensure adequate planning control on |

| Site Ref. No. | Location (Site Area) | No. of Years Designated “CDA”/“CRA” (as at 31.3.2021) | Justifications for Retention |
|--------------------------|---------------------------------|--|--|
| | | | future redevelopment so as to address the I/R interface/ environmental problems of the area. |

List of “CDA” Sites with Approved MLP and Agreed for Rezoning
(Total: 11 – H 14A, H 14B, H 36, K 11, K 14, K 17, K 24, K 34, K47A, K47B and TW 26)
(Plans 39 to 47)

| Site Ref. No. | Location (Site Area) | No. of Years Designated “CDA” (as at 31.3.2021) | Progress of Rezoning |
|------------------------|--|--|--|
| H14A (Plan 39) | <p>Junction of Fook Yum Road and King Wah Road, North Point, Hong Kong</p> <p>(zoned “CDA(1)” on North Point OZP)</p> <p>(0.35 ha)</p> <p>(single ownership)</p> | 37 | <ul style="list-style-type: none"> Part of the site was first designated “OU(CRA)” on 26.8.1983. On 1.12.2000, the “OU(CRA)” and the adjoining “OU” annotated “Open Storage, Loading & Unloading Areas and Service Car Parking” zones were rezoned to “CDA(1)” to facilitate implementation of comprehensive development. The PB was endorsed by the Committee on 4.9.2009. On 18.12.2009, the Committee approved with conditions a MLP for the proposed residential development under Application No. A/H8/398. Another MLP under Application No. A/H8/417 for office development with eating place, shop and services was approved by the Committee with conditions on 15.3.2013. Lease modification was executed on 25.10.2016. The latest BPs for the proposed office scheme were approved on 24.1.2017. The development was completed with OP issued on 7.8.2017. Compliance of approval conditions is at an advanced stage. The site would be rezoned to appropriate zoning upon full compliance with approval conditions to reflect the office development in tandem with the adjacent sites (H 14B and H 23). |
| H 14B (Plan 39) | <p>23 Oil Street, North Point, Hong Kong</p> <p>(zoned “CDA(1)” on North Point OZP)</p> <p>(0.34 ha)</p> <p>(single ownership)</p> | 37 | <ul style="list-style-type: none"> The latest MLP was approved by the Committee on 10.6.2005. The hotel development was completed with OP issued on 5.12.2008. On 19.3.2010, the Committee agreed in principle to rezone the site to reflect the hotel use. Due to resumption of the northern part of the site for the Central-Wanchai Bypass project, the Committee on 4.3.2011 agreed to delete/vary the approval conditions relating to the resumed area. In July 2011, it was found that all approval conditions had been fully complied with. The site will be rezoned “C” to reflect the planning intention for the site and |

| Site Ref. No. | Location (Site Area) | No. of Years Designated “CDA” (as at 31.3.2021) | Progress of Rezoning |
|-----------------------|---|--|--|
| | | | the hotel use when opportunity arises in tandem with the adjacent sites (H 14A and H 23). |
| H 36 (Plan 40) | Site to the immediate west of the MTR Chai Wan Station, Chai Wan, Hong Kong (zoned “CDA” on Chai Wan OZP) (0.35 ha) (single ownership) | 19 | <ul style="list-style-type: none"> On 20.2.2013, the Antiquities Advisory Board confirmed the Chai Wan Flatted Factory (CWFF) building as a Grade 2 historic building. An application (No. A/H20/178) for conservation and conversion of the existing CWFF to public rental housing (PRH) was approved with conditions by the Committee on 16.8.2013. The BP was approved on 29.10.2013. The conservation and conversion of the existing CWFF to PRH use was completed in mid-2016. All the approval conditions have been fully complied with. On 17.5.2019, the Committee agreed to rezone the CWFF to reflect the conservation of the CWFF and its existing. As liaison with relevant government departments in determining an appropriate zoning for the site was held up due to the COVID-19 pandemic, priority was given to proceed with zoning amendments to facilitate other urgent government projects including public housing site. The site would be rezoned to reflect the conservation of the CWFF and its existing use when opportunity arises. |
| K 11 (Plan 41) | Airport Railway Kowloon Station, West Kowloon Reclamation, Kowloon (zoned “CDA” on South West Kowloon OZP) (13.54 ha) (multiple ownership) | 28 | <ul style="list-style-type: none"> The latest MLP submitted under application No. A/K20/91 was approved with conditions by the Committee on 29.7.2005. Lease was executed in December 2000 and all developments on site were completed. All the approval conditions were complied with in January 2012. On 17.5.2019, the Committee agreed to rezone the site to appropriate zonings to reflect the existing residential and commercial uses. The site would be rezoned to appropriate zonings when opportunity arises. |

| Site Ref. No. | Location (Site Area) | No. of Years Designated "CDA" (as at 31.3.2021) | Progress of Rezoning |
|-----------------------|---|---|--|
| K 14 (Plan 42) | Former Marine Police Headquarters at Salisbury Road, Tsim Sha Tsui, Kowloon (zoned "CDA" on Tsim Sha Tsui OZP) (1.17 ha) (single ownership) | 27 | <ul style="list-style-type: none"> The lease was executed on 12.6.2003. The MLP was first approved by the Committee on 30.1.2004 and its latest MLP was approved by the Committee on 11.11.2005. The proposed development was completed in early 2009 with OP issued on 9.2.2009. All approval conditions were complied with in April 2012. The site would be rezoned to reflect the completed hotel and commercial development and the historical value of the site when opportunity arises. |
| K 17 (Plan 43) | Ex-Kowloon Motor Bus (ex-KMB) Lai Chi Kok Bus Depot (zoned "CDA" on Lai Chi Kok OZP) (1.30 ha) (multiple ownership) <i>[Includes:</i> <i>1 Po Lun Street, Lai Chi Kok, Kowloon</i> <i>NKML3 S.A. & NKML3 S.B.</i> <i>(1.17 ha)</i> <i>(multiple ownership)</i> <i>9 Po Lun Street, Lai Chi Kok, Kowloon</i> <i>NKML3 R.P.</i> <i>(0.13 ha)</i> <i>(single ownership)]</i> | 27 | <ul style="list-style-type: none"> The site is held under unrestricted lease. No lease modification is required. The approval conditions cannot be specified under the lease. The MLP for the comprehensive residential and commercial development at 1 Po Lun Street (known as Manhattan Hill) and existing KMB Headquarters Building at 9 Po Lun Street under Application No. A/K16/12 was first approved with conditions by the Committee on 6.2.1998. The OP for Manhattan Hill was issued on 12.12.2006. With regards to the existing KMB Headquarters Building at 9 Po Lun Street in the northern portion of the CDA zone, an application (No. A/K16/41) for proposed eating place, office, shop and services on G/F (part) and an application (No. A/K16/42) for proposed shop and services, place of recreation, sports or culture and office on 6/F were approved with conditions by the Committee on 8.1.2016 and 5.2.2016 respectively. All approval conditions of the two applications have been complied with. The MLPs of the two applications have been deposited in the Land Registry on 4.8.2020. The site would be rezoned to appropriate zoning to reflect the development at Manhattan Hill and the KMB Headquarters Building when opportunity arises. |

| Site Ref. No. | Location (Site Area) | No. of Years Designated "CDA" (as at 31.3.2021) | Progress of Rezoning |
|------------------------|---|---|--|
| K 24 (Plan 44) | Pine Crest, Tai Po Road (NKIL 6419), Cheung Sha Wan, Kowloon (zoned "CDA" on Cheung Sha Wan OZP) (0.22 ha) (single ownership) | 22 | <ul style="list-style-type: none"> The MLP for residential development at the site was first approved with conditions by the Committee on 27.11.1998 and its latest amendments were approved by the D of Plan under the delegated authority of the Board on 20.7.2011. Lease modification was executed on 18.4.2008, and the OP and compliance certificate (CC) were issued on 12.9.2014 and 20.11.2015 respectively. The residential development was completed. The site would be rezoned to reflect the completed residential development when opportunity arises. |
| K 34 (Plan 45) | Junction of Inverness Road and Junction Road, Kowloon Tong, Kowloon (zoned "CDA" on Kowloon Tong OZP) (1.24 ha) (single ownership) | 23 | <ul style="list-style-type: none"> The MLP was first approved by the Committee on 21.2.2003 and its latest amendments were approved on 1.4.2005 for public housing and school developments. The school development was completed in 2007. In mid-2008, the Committee of Housing Development agreed to return the residential portion of the subject "CDA" site to the Government for private residential development. The residential portion was sold on 3.11.2010. On 15.4.2011, MLP for residential development within the site was approved by the Committee with conditions. All approval conditions have been complied with, and the OP and CC were issued on 18.3.2016 and 29.12.2016 respectively. The site would be rezoned to reflect the completed development when opportunity arises. |
| K 47A (Plan 46) | South of Hung Luen Road, Hung Hom, Kowloon (zoned "CDA(1)" on Hung Hom OZP) (1.6 ha) | 13 | <ul style="list-style-type: none"> The site is planned for hotel, retail and public transport interchange uses and subject to a maximum PR of 4, a maximum BH of 75mPD in the northern part descending to 15mPD near the waterfront, and a site coverage restriction of 80%. PB was endorsed by the Committee on 19.6.2009. The site was sold by tender in December 2011. |

| Site Ref. No. | Location (Site Area) | No. of Years Designated “CDA” (as at 31.3.2021) | Progress of Rezoning |
|------------------------|---|--|---|
| | (single ownership) | | <p>On 19.7.2013, a MLP under Application No. A/K9/256 was approved with conditions by the Board.</p> <ul style="list-style-type: none"> On 19.9.2013, the applicant submitted another application (No. A/K9/260) to the Board for amendments to the approved MLP. On 13.12.2013, the revised MLP was approved with conditions by the Committee. General BP were first approved in 2014 and OP was issued on 23.11.2016. All approval conditions have been complied with. The site would be rezoned to reflect the completed development in tandem with the adjacent “CDA(2)” site when opportunity arises. |
| K 47B (Plan 46) | <p>J/O Hung Luen Road and Kin Wan Street, Hung Hom, Kowloon</p> <p>(Zoned “CDA(2)” on Hung Hom OZP)</p> <p>(1.4 ha)</p> <p>(single ownership)</p> | 13 | <ul style="list-style-type: none"> The “CDA(2)” site is planned for office and retail uses and subject to a maximum PR of 4, a maximum BHR of 75mPD in the northern part descending to 40mPD near the waterfront, and a site coverage restriction of 60%. PB was endorsed by the Committee on 19.6.2009. The site was sold in August 2011. On 20.4.2012, a MLP under Application No. A/K9/247 was approved with conditions by the Committee. General BPs were first approved in 2013 and OP was issued on 15.1.2016. All approval conditions have been complied with. CC was issued on 1.6.2016. The site would be rezoned to reflect the completed development in tandem with the adjacent “CDA(1)” site (K 47A) when opportunity arises. |
| TW 26 (Plan 47) | <p>TWIL 5 and Lot 429 in DD 399, Ting Kau, New Territories</p> <p>(Zoned “CDA(1)” on Tsuen Wan West OZP)</p> | 23 | <ul style="list-style-type: none"> The MLP for hotel development (Application No. A/TWW/49) was first approved by the Committee on 3.7.1998 and its latest MLP under Application No. A/TWW/78 was also approved by the Committee with conditions on 7.3.2005 for hotel development. The hotel development was completed with OP issued on 10.10.2006. TWIL 5 is held under a virtually unrestricted lease, so the approval |

| Site Ref. No. | Location (Site Area) | No. of Years Designated “CDA” (as at 31.3.2021) | Progress of Rezoning |
|------------------|-------------------------------------|--|---|
| | (0.64 ha) (single ownership) | | <p>conditions cannot be included in the lease.</p> <ul style="list-style-type: none"> • With the exception of the design and provision of a pedestrian access (PA) to the existing public open space next to Lido Beach, all approval conditions have been complied with. • A s12A application is being prepared by the owner of the site for rezoning the “CDA” site to residential zoning to facilitate the conversion of the existing hotel to residential development. The site would be rezoned to appropriate zoning should the application be approved by the Board. |

List of “CDA” Sites with Approved MLP and Proposed for Rezoning**(Total: 4 – H 23, H 29, H 58 and K 26)****(Plans 48 to 51)**

| Site Ref. No. | Location (Site Area) | No. of Years Designated “CDA” (as at 31.3.2021) | Justifications for Rezoning |
|--------------------------|--|--|---|
| H 23 (Plan 48) | Oil Street (ex-Government Supplies Department Depot), North Point, Hong Kong (zoned “CDA” on North Point OZP) (1.17 ha) (single ownership) | 25 | <ul style="list-style-type: none"> • The site was designated “CDA” on 1.12.1995. • The PB was approved by the Committee on 8.8.1997. A revised PB was endorsed by the Committee on 10.8.2007 and further updated on 23.1.2009. • The major development parameters of the endorsed PB have been incorporated into the land sale conditions. The site was sold on 25.8.2011. • An application (No. A/H8/414) for comprehensive hotel, residential and open space development was approved with conditions by the Committee on 24.8.2012. • The latest BPs were approved on 10.7.2018. • The development was completed with OP issued on 11.6.2019. • All the approval conditions have been fully complied with. • The site could be rezoned to appropriate zonings to reflect the public open space and residential cum hotel development uses in tandem with the adjacent sites (H 14A and H 14B). |
| H 29 (Plan 49) | Former Lingnan Campus Site at Stubbs Road, Hong Kong (zoned “CDA” on Mid-level East OZP) (1.6 ha) (single ownership) | 21 | <ul style="list-style-type: none"> • The PB to guide the future development was endorsed by the Committee on 9.10.2009. • The major development parameters of the endorsed PB had been incorporated into the land sale conditions. The site was sold on 12.5.2011. • An application (No. A/H12/26) for proposed comprehensive residential development was approved by the Committee on 20.7.2012. • Two subsequent applications (Nos. A/H12/26-1 and A/H12/26-2) for Class B amendments to the approved MLP were approved on 15.2.2013 and 3.9.2014 respectively by the D of Plan under the delegated authority of the Board. • Compliance with planning approval conditions |

| Site Ref. No. | Location (Site Area) | No. of Years Designated “CDA” (as at 31.3.2021) | Justifications for Rezoning |
|-------------------------------------|--|--|---|
| | | | <p>is in progress.</p> <ul style="list-style-type: none"> The development comprises two phases. Phases 1 and 2 were completed with OPs issued on 24.9.2018 and 4.2.2021 respectively. Upon full compliance with the approval conditions, the CDA site could be rezoned to appropriate zoning to reflect the completed residential development with supporting commercial uses. |
| <p>H 58</p> <p>(Plan 50)</p> | <p>Ex-North Point Estate, North Point, Hong Kong</p> <p>(zoned “CDA(3)” on North Point OZP)</p> <p>(2.93 ha)</p> <p>(single ownership)</p> | <p>11</p> | <ul style="list-style-type: none"> The PB for comprehensive residential and commercial uses with PTI, public coach park, GIC facilities and public open space was endorsed by the Committee on 10.7.2009. Based on the PB, the site was zoned “CDA(3)” on 19.3.2010. Amendments to the PB were endorsed by Committee on 24.7.2010 and 21.1.2011 respectively. The site was sold on 11.7.2012. The MLP for the proposed comprehensive residential, commercial (eating place, shop and services), public open space, GIC uses, public coach park and public transport terminus development (Application No. A/H8/419) at the site was approved with conditions by Committee on 8.11.2013. Phases 1 and 2 of the development were completed with the OP issued on 31.7.2018 and 11.2.2021 respectively. Compliance with approval conditions is in progress. Upon full compliance with the approval conditions, the CDA site could be rezoned to appropriate zoning to reflect the completed residential cum commercial development with public transport terminus, public coach park, GIC facilities and public open space. |
| <p>K 26</p> <p>(Plan 51)</p> | <p>West Rail, Nam Cheong Station, South West Kowloon</p> <p>(zoned “CDA” on South West Kowloon OZP)</p> | <p>22</p> | <ul style="list-style-type: none"> The site is the subject of nine approved planning applications for comprehensive residential and commercial development. The latest application (No. A/K20/119-2) for amendments to a previously approved scheme was approved with conditions by the D of Plan under the delegated authority of the Board on 14.7.2015. The development was completed by phases and |

| Site Ref. No. | Location (Site Area) | No. of Years Designated “CDA” (as at 31.3.2021) | Justifications for Rezoning |
|------------------|-------------------------------------|--|---|
| | (4.62 ha) (single ownership) | | <p>the OPs of the development were issued on 29.12.2017 and 25.6.2019.</p> <ul style="list-style-type: none"> • All approval conditions have been complied with and the MLP has been deposited in the Land Registry on 18.8.2020. • The site could be rezoned to appropriate zoning to reflect the completed residential and commercial development when opportunity arise. |