

**Review of Sites Designated “Comprehensive Development Area”  
on Statutory Plans in the Metro Area for the Years 2019/2021**

**1. PURPOSE**

The purpose of this Paper is to brief the Metro Planning Committee (the Committee) on the results of the review of the sites designated “Comprehensive Development Area” (“CDA”) on the statutory plans in the Metro Area for the years 2019/2021 (i.e. 1.4.2019 to 31.3.2021). The review will assist the Committee in:

- (a) considering the rezoning of suitable “CDA” sites to other appropriate zonings; and
- (b) monitoring the progress of “CDA” developments.

**2. BACKGROUND**

The Town Planning Board (the Board) on 7.5.1999 endorsed the Town Planning Board Guidelines for Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments. The Board further agreed on 21.5.1999 that the review of the “CDA” sites designated for more than 3 years should be conducted on an annual basis. During the consideration of the CDA Review on 22.5.2015, the Committee noted that the progress of implementation of “CDA” developments in a year’s time might not be significant and considered that the review of “CDA” sites could be carried out biennially instead of annually in order to streamline the workflow and save the resources. Upon agreement by the Board on 1.4.2016, the Town Planning Board Guidelines were further revised to specify that the review of the “CDA” sites designated for more than 3 years should be conducted on a biennial basis. The last CDA Review was conducted on 17.5.2019.

**3. CURRENT SITUATION**

- 3.1 There are a total of 58 “CDA” sites in the Metro Area by the end of March 2021, excluding the 9 “CDA” sites that fall within the Development Scheme Plans prepared by the Urban Renewal Authority (URA) or the then Land Development Corporation. The current review has examined all the 58 “CDA” sites that have been designated for more than 3 years (**Plans 1 to 3**), as follows:

(a) “CDA” Sites with no Approved Master Layout Plan (MLP)	19
(b) “CDA” Sites with Approved MLP	39
<b>Total</b>	<b>58</b>

## 4. THE REVIEW

### 4.1 “CDA” Sites with No Approved MLP (Total: 19)

#### *Sites Proposed for Retention (Total: 16)*

- 4.1.1 There are a total of 19 “CDA” sites designated for more than 3 years with no approved MLP, 16 of them are proposed for retention (**Appendix I**) and the status of these sites are summarised as follows:
- (a) **7** sites with planning briefs recently approved, under preparation or to be prepared (H 21, H 28, H 61, K 55 and K 59 to K 61) (**Plans 4 to 6 and 11 to 12**);
  - (b) **8** sites are subject to traffic/environmental/visual impacts and/or industrial/residential interface issues which have to be properly addressed (K 30, K 40, K 42, K 68, TW 2 and TW 37 to TW 39) (**Plans 7 to 9 and 13 to 15**); and
  - (c) **1** site is related to preservation of historical building (K 52) (**Plan 10**).
- 4.1.2 The “CDA” designations are essential for providing guidance on the proper development of these sites. Detailed justifications for the proposed retention of these 16 sites are at **Appendix I**.

#### *Sites Subject to Review (Total: 3)*

- 4.1.3 The following 3 “CDA” sites with no approved MLP are subject to review on the zoning, site boundary and/or development intensity/restriction. Details of the sites are at **Appendix II** and summarised as follows:
- (a) K 31 (**Plan 16**) is located at the junction of Kowloon City Road and Ma Tau Kok Road which is commonly known as “13 Streets” under multiple ownership. 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 industrial/residential interface problems. To facilitate redevelopment in the area, the then Kowloon City District Urban Renewal Forum (KC DURF) has proposed to subdivide the “CDA” into 2 or 3 “CDAs” so as to reduce the difficulty in land assembly for redevelopment. As a large number of owners, tenants and business operators will be affected, the Administration (Development Bureau (DEVB) and Planning Department (PlanD)) is assessing the appropriate implementation mechanism to facilitate redevelopment of the site;
  - (b) K 54 (**Plan 17**) is located at the junction of Ma Tau Kok Road and To Kwa Wan Road which is under multiple ownership. It is located at the waterfront of Ma Tau Kok intended for residential development with retail facilities. In view of the prominent waterfront location and to ensure the provision of a continuous promenade from Ma Tau Kok/To Kwa Wan to Kai Tak, a 20m-wide promenade is required within the site. To facilitate redevelopment in the area, the then KC DURF has proposed to subdivide the “CDA” into 2 “CDAs”, and the plot ratio (PR) for the “CDA” zone covering the existing residential portion, which is commonly known as “5 Streets”, was proposed to be relaxed from 5 to 6.5 to

provide incentive for redevelopment. The Administration (DEVB and PlanD) is assessing the appropriate implementation mechanism to facilitate redevelopment of the site; and

- (c) TW 23 (**Plan 18**) 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 (I/R) interface problem of the area. The site is under single ownership and has the potential for redevelopment. 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.

## **4.2 “CDA” Sites with Approved MLP (Total: 39)**

### *Sites Proposed for Retention (Total: 24)*

- 4.2.1 There are a total of 39 “CDA” sites designated for more than 3 years with approved MLP, 24 of which are proposed for retention. These “CDA” sites either have some progress in preparatory work prior to building construction or are at various stages of building construction and implementation. Retention of them is considered necessary to ensure that they will be implemented in accordance with the approved MLPs and approval conditions. Detailed justifications for the proposed retention of these sites set out in **Appendix III** and summarised as follows:
  - (a) **13** sites with building plans approved while construction work has yet to commence or is at different stages of construction (H 7, H 19, H 35, H 39, H 59, K 19, K 25, K 29, K 41, K 56, K 65, K 66 and K 71) (**Plans 19 to 21, 22, 24, 27, 28, 30, 32, 33, 35 and 36**);
  - (b) **5** sites with building plans yet to be approved (K 27, K 64, K 69, K 70 and TW 1) (**Plans 29, 34, 36 and 37**);
  - (c) **4** sites with building plans for portion(s) of the site approved while construction work has yet to commence or has been completed (H 54 & H 55, K 13, K 39, and K 67) (**Plans 23, 26, 31 and 36**);
  - (d) **1** site with lease modification for portion(s) of the site approved while construction work has yet to commence (TW 36) (**Plan 38**); and
  - (e) **1** site was once rezoned to “Residential (Group A)” and “Commercial” (“C”) (K 7) (**Plan 25**) on 28.4.2003. However, after consideration of the strong local objections against the rezoning amendments, the Board decided to uphold the objections and revert the site back to the original “CDA” zoning.

*Sites already Agreed for Rezoning (Total: 11)*

- 4.2.2 There are a total of 11 “CDA” sites designated for more than 3 years with approved MLP which were agreed for rezoning (**Appendix IV**) in the previous round of CDA review. The current progress of these sites is summarized as follows:
- (a) the Committee agreed on 18.3.2011 that the site at 23 Oil Street, North Point (H 14B) (**Plan 39**) was suitable for rezoning to “C” to reflect the planning intention of the site and the existing hotel use when opportunity arises in tandem with the adjacent sites (H 14A and H 23). The Committee subsequently agreed on 17.5.2019 that the site at the junction of Fook Yum Road and King Wah Road, North Point (H 14A) (**Plan 39**) was suitable for rezoning to appropriate zoning upon full compliance of all approval conditions to reflect the office development when opportunity arises in tandem with the adjacent sites (H 14B and H 23). As the proposed hotel cum residential development at the “CDA” zone to the east (H 23) (**Plan 48**) have also been completed, rezoning of the three sites (H 14A, H 14B and H 23) would be made comprehensively when opportunity arises;
  - (b) the Committee agreed on 17.5.2019 to rezone the Chai Wan Flatted Factory Building (CWFF) (H 36) (**Plan 40**) to reflect the conservation of the CWFF and its existing use. As priority was given to proceed with zoning amendments to facilitate other urgent government projects including public housing, the site was not rezoned in the last amendments to the Chai Wan OZP which was gazetted on 19.6.2020. Rezoning of the site would be made when opportunity arises;
  - (c) the Committee agreed on 15.3.2013 to rezone the site at the Airport Railway Kowloon Station, West Kowloon Reclamation Area (K 11) (**Plan 41**) to reflect the existing residential and commercial uses. The site would be rezoned to appropriate zonings when opportunity arises;
  - (d) the development at the Former Marine Police Headquarters site in Salisbury Road (K 14) (**Plan 42**) was completed in early 2009 with occupation permit (OP) issued on 9.2.2009. All the approval conditions have been complied with in April 2012. The site would be rezoned to appropriate zonings to reflect the completed hotel and commercial development and the historical value of the site when opportunity arises;
  - (e) the ex-Kowloon Motor Bus (KMB) Lai Chi Kok bus depot (K 17) (**Plan 43**) consists of two private lots. The redevelopment of the southern portion into a comprehensive residential and commercial development (known as Manhattan Hill) was completed with OP issued on 12.12.2006. With regard to the existing KMB Headquarters Building 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 and the MLP 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;

- (f) the residential development at Pine Crest, Tai Po Road (K 24) (**Plan 44**) was completed with OP and certificate of compliance (CC) issued on 12.9.2014 and 20.11.2015 respectively, and all the approval conditions have been complied with. The site would be rezoned to appropriate zoning to reflect the completed development when opportunity arises;
- (g) the school portion of the site at the junction of Inverness Road and Junction Road (K 34) (**Plan 45**) was completed in 2007. The residential portion was completed with OP and CC issued on 18.3.2016 and 29.12.2016 respectively. All the approval conditions have been complied with. The site would be rezoned to appropriate zoning to reflect the completed development when opportunity arises;
- (h) a site south of Hung Luen Road, Hung Hom (K 47A) (**Plan 46**) was sold by tender in December 2011. General BPs were first approved in 2014. Construction of the development has been completed with the OP issued on 23.11.2016. All approval conditions have been complied with. The site could be rezoned to appropriate zoning in tandem with the adjacent site (K 47B);
- (i) another site at the junction of Hung Luen Road and Kin Wan Street, Hung Hom (K 47B) (**Plan 46**) was sold by tender in August 2011 and the MLP was approved with conditions by the Committee on 20.4.2012. All approval conditions have been complied with and the OP and CC were issued on 15.1.2016 and 1.6.2016 respectively. The site could be rezoned appropriate zoning in tandem with the adjacent site (K 47A); and
- (j) the hotel development in Ting Kau (TW 26) (**Plan 47**) was completed with the OP issued on 10.10.2006. With the exception of the design and provision of a pedestrian access to the existing public open space next to Lido Beach, all approval conditions have been complied with. A s.12A submission 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.

*Sites Proposed for Rezoning (Total: 4)*

- 4.2.3 The developments in the following 4 sites have been completed. It is proposed to rezone the sites to appropriate zonings to reflect their as-built conditions and approved uses subject to full compliance with the approval conditions (if applicable) and when opportunity arises. Detailed justifications are at **Appendix V** and summarised as follows:

- (a) the residential cum hotel development at Oil Street (ex-Government Supplies Department Depot), North Point (H 23) (**Plan 48**) was completed and the OP was issued on 11.6.2019, with full compliance of all the approval conditions. The site could be rezoned to appropriate zonings to reflect the developed uses along with other sites (H 14A and H 14B) as mentioned in paragraph 4.2.2 (a);

- (b) the comprehensive residential development with supporting commercial uses at the Former Lingnan Campus Site, Stubbs Road (H 29) (**Plan 49**) was completed by two phases and the OPs were issued on 24.9.2018 and 4.2.2021. Upon full compliance with approval conditions, the site could be rezoned to appropriate zonings to reflect the developed uses;
- (c) the comprehensive residential and commercial uses with public transport terminus, public coach park, GIC facilities and public open space at the Ex-North Point Estate, North Point (H 58) (**Plan 50**) was completed and the OP was issued on 11.2.2021. Upon full compliance with approval conditions, the site could be rezoned to appropriate zonings to reflect the developed uses; and
- (d) the comprehensive residential and commercial development at MTR Nam Cheong Station (namely Cullinan West) (K 26) (**Plan 51**) was completed by phases and the OPs of the development were issued on 29.12.2017 and 25.6.2019. 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 arises.

#### *Questionnaires*

4.2.4 In accordance with the established practice, questionnaires were sent in late 2020/early 2021 to the developers or their agents for the “CDA” sites designated for more than 3 years and with approved MLP in order to have a better understanding on the implementation of the sites. The Planning Department has received a total of 12 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 the Planning Department for advice.

### **4.3 Summary**

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

	<b>With No Approved MLP</b>	<b>With Approved MLP</b>	<b>Total</b>
<b>No. of Sites Proposed for Retention</b>	16 (Appendix I)	24 (Appendix III)	40
<b>No. of Sites Subject to Review</b>	3 (Appendix II)	-	3

	<b>With No Approved MLP</b>	<b>With Approved MLP</b>	<b>Total</b>
<b>No. of Sites Already Agreed for Rezoning</b>	-	11 (Appendix IV)	11
<b>No. of Site Proposed for Rezoning</b>	-	4 (Appendix V)	4
<b>Total number of “CDA” sites designated for more than 3 years</b>			58

## **5. CONSULTATION**

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

## **6. DECISION SOUGHT**

### **6.1 Members are requested to:**

- (a) note the findings of the review of the sites designated “CDA” on statutory plans in the Metro Area;
- (b) agree to the proposed retention of the “CDA” designation for the sites mentioned in paragraphs 4.1.1 and 4.2.1 and detailed at **Appendices I and III**;
- (c) note the sites which are subject to review mentioned in paragraph 4.1.3 and detailed at **Appendix II**;
- (d) note the agreement of the Committee to rezone the sites mentioned in paragraph 4.2.2 and detailed at **Appendix IV**; and
- (e) agree to the proposed rezoning of the sites mentioned in paragraph 4.2.3 and detailed at **Appendix V**.

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

## **ATTACHMENTS**

**Appendix I** List of “CDA” Sites with No Approved MLP and Proposed for Retention

**Appendix II** List of “CDA” Sites with No Approved MLP and Subject to Review

**Appendix III** List of “CDA” Sites with Approved MLP and Proposed for Retention

**Appendix IV** List of “CDA” Sites with Approved MLP and already Agreed for Rezoning

<b>Appendix V</b>	List of “CDA” Sites with Approved MLP and Proposed for Rezoning
<b>Plan 1</b>	Location Plan of “CDA” Sites in Hong Kong District
<b>Plan 2</b>	Location Plan of “CDA” Sites in Kowloon District
<b>Plan 3</b>	Location Plan of “CDA” Sites in Tsuen Wan, Kwai Tsing and West Kowloon District
<b>Plans 4 to 51</b>	Extract Plans for Individual “CDA” Sites

**Planning Department**  
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