

**List of “CDA” Sites with No Valid Approved MLP and Proposed for Retention**  
**(Total: 13 – H 21, H 61, K 30, K 42, K 52, K 55, K 59, K 60, K 68, TW 2, TW 37, TW 38 and TW 39)**  
**(Plans 4 to 13)**

<b>Site Ref. No.</b>	<b>Location (Zoning on OZP/ Site Area/Land Ownership)</b>	<b>No. of Years Designated “CDA” (as at 31.3.2023)</b>	<b>Justifications for Retention</b>
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)	28	<ul style="list-style-type: none"> <li>The site is subject to a maximum gross floor area (GFA) of 55,740m<sup>2</sup> for retail shops, offices and hotels.</li> <li>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.</li> <li>An application (No. A/H4/90) submitted by the Transport Department for the refurbishment works of Central Piers No. 4 to 6 with eating place, shop and services and open space uses was approved with conditions by the Committee in 2013. Yet, the planning permission lapsed on 4.5.2021.</li> <li>The “CDA” designation should be retained for the time being to allow time for ascertaining the implementation of the site.</li> </ul>
H 61  (Plan 5)	Area bounded by Hung Hing Road , Fleming Road, Tonnochy Road, Great Eagle Centre and Harbour Centre, Wan Chai, Hong Kong  (zoned “CDA” on Wan Chai North OZP)  (1.65 ha)  (Government land)	9	<ul style="list-style-type: none"> <li>The site is subject to a maximum building height (BH) of 50mPD, and intended primarily for convention and meeting facilities and other commercial related uses, together with railway station facilities, a public transport interchange and other supporting facilities.</li> <li>The Planning Brief (PB), which serves as the basis for the preparation of MLP for the future development at the site, was endorsed by the Committee in 2014.</li> <li>The Policy Address 2022 reaffirmed 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 (with hotel and office) 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.</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
K 30  (Plan 6)	<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> <p>(0.54 ha)</p> <p>(multiple ownership)</p>	24	<ul style="list-style-type: none"> <li>The site is subject to a maximum BH of 100mPD, a maximum domestic GFA of 40,500m<sup>2</sup> and a maximum non-domestic GFA of 8,100m<sup>2</sup>.</li> <li>The “CDA” designation would facilitate urban renewal initiatives for the site and prevent piecemeal redevelopment. It would help phasing out the non-conforming uses (such as vehicle repair workshops) upon redevelopment and address possible industrial/residential (I/R) interface problems.</li> <li>Planning permissions were granted for residential development on the adjacent “CDA(2)” zone (K 39) (Plan 28) in 2016 and 2018 and “CDA(3)” zone (K 40) (Plan 29) in 2021. There is room to comprehensively review the “CDA” zoning for the three sites along Mok Cheong Street when the residential developments proceed to more advanced stage. It is appropriate to retain the “CDA(1)” zoning for K 30 at this juncture.</li> </ul>
K 42  (Plan 7)	<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>	23	<ul style="list-style-type: none"> <li>The site is subject to a maximum BH of 100mPD and a maximum GFA of 57,000m<sup>2</sup>. 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 active godowns.</li> <li>In 2014, the site owner put up some conceptual redevelopment proposals to Government. Subsequently, those proposals were not taken forward.</li> <li>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.</li> </ul>
K 52  (Plan 8)	<p>56 Fuk Tsun Street &amp; 1 Lime Street, Mong Kok, Kowloon (KIL 11170)</p> <p>(zoned “CDA(1)” on Mong Kok OZP)</p> <p>(0.04 ha)</p>	19	<ul style="list-style-type: none"> <li>The site is subject to a maximum BH of 80mPD and a maximum plot ratio (PR) of 5.</li> <li>The site is currently occupied by a 6-storey tenement building. There is also a Grade 3 historic building, namely Hung Shing Temple, and a mature tree on the site, both of which are required to be preserved as specified in the Explanatory Statement of the OZP.</li> <li>The MLP for proposed commercial/residential development with temple and open space was approved with conditions by the Committee in</li> </ul>

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	(single ownership)		<p>2003, and the validity of the planning permission lapsed on 6.12.2009.</p> <ul style="list-style-type: none"> <li>• No lease modification or building plan (BP) has been submitted.</li> <li>• According to the lease, 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.</li> <li>• According to TWGHs, the existing building was renovated in 2017 in order to improve the dilapidated building and living conditions. Currently, the existing building is partly used for housing the original tenants with affordable rent and partly remodelled into a co-living space for young people at an affordable rent as supported by SHA. TWGHs recently advised that the co-living spaces provided within the existing building are fully utilised and they have no redevelopment plan at this stage.</li> <li>• 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.</li> </ul>
K 55  (Plan 9)	<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>(1.97 ha)</p> <p>(Government land)</p>	15	<ul style="list-style-type: none"> <li>• The site is subject to a PR of 4.5 and a maximum BH of 40mPD, and intended for a low-rise cascading commercial development. The cascading low-rise structure should descend from 40mPD to 15mPD towards the Kai Tak River. The “CDA(2)” site is intended for commercial development which may include retail, office and hotel. In the interim, the site will be temporarily used for light public housing development.</li> <li>• The PB for the “CDA(2)” site (bundled with the adjacent “OU(Arts and Performance Related Uses)” (1.16 ha) and “O” (0.61 ha) zones) was endorsed by the Committee on 14.1.2022.</li> <li>• Kai Tak Development is now at the implementation stage and necessary infrastructure to serve the development sites has been provided in phases. The “CDA” designation should be retained to realise the planning intention.</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
K 59 & K 60  (Plan 10)	<p>Abutting Lung Tsun Stone Bridge Preservation Corridor in Kai Tak City Centre North, Kai Tak</p> <p>(K 59 zoned “CDA(3)” and K 60 zoned “CDA(4)” on Kai Tak OZP)</p> <p>(“CDA(3)” - 1.98ha) (“CDA(4)” - 0.63ha)</p> <p>(Government land)</p>	11	<ul style="list-style-type: none"> <li>The two sites (K 59 &amp; K 60) abutting the Lung Tsun Stone Bridge Preservation Corridor are designated as “CDA” to ensure their disposition and design would be in harmony with the Preservation Corridor. The PBs for the “CDA(3)” and “CDA(4)” sites were endorsed by the Committee in 2022.</li> <li>The “CDA(3)” site is subject to a maximum PR of 6.6 and maximum site coverage (SC) of 65%, and intended for commercial development. 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 building height restriction (BHR) of 13mPD while the remaining area will be subject to a maximum BH of 100mPD. In the interim, the site will be temporarily used for light public housing development.</li> <li>The “CDA(4)” site is subject to a maximum PR of 7.5, maximum BH of 125mPD and maximum SC of 65%, and intended for residential development. The site is included in the 2023-2024 Land Sale Programme.</li> <li>Kai Tak Development is now at the implementation stage and necessary infrastructure has been provided to serve the development sites in phases. The “CDA” designation should be retained to realise the planning intention.</li> </ul>
K 68  (Plan 11)	<p>YTML 72 and adjoining Government land at Tung Yuen Street, Yau Tong, Kowloon</p> <p>(zoned “CDA(2)” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP)</p> <p>(0.51 ha)</p> <p>(Government land)</p>	8	<ul style="list-style-type: none"> <li>The site is subject to a maximum PR of 5 and maximum BH of 80mPD. A public waterfront promenade of not less than 15m wide shall also be provided along the Harbour.</li> <li>The PB covering the site together with the four “CDA” sub-zones at Tung Yuen Street and Yan Yue Wai was endorsed by the Committee in 2015.</li> <li>The availability of the site for development is subject to relocation/reprovisioning of the government facilities thereat, i.e. the Kwun Tong Wholesale Fish Market (KTWFM), Tung Yuen Street Cooked Food Centre (TYSCFC) and Yau Tong Salt Water Pumping Station (YTSWPS). The Civil Engineering and Development Department has commissioned a technical consultancy study on potential sites for relocating various existing wholesale markets (including the KTWFM) in North</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
			<p>West Tsing Yi. It is anticipated that the study would be completed in 2023. According to the endorsed PB, the TYSCFC and YTSWPS should be reprovisioned 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"> <li>• The “CDA” zoning would help phase out the non-conforming uses and address I/R interface problems. The “CDA” designation should be retained to realise the planning intention.</li> </ul>
<p>TW 2  (Plan 12)</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>30</p>	<ul style="list-style-type: none"> <li>• The site is subject to a maximum total PR of 5 and maximum BH of 120mPD.</li> <li>• An application (No. A/KC/200) for comprehensive residential development to include a kindergarten and ancillary carpark was approved with conditions by the Committee in 1996. Yet, the planning permission lapsed on 13.4.2004.</li> <li>• A land use review for the “CDA” zone of the site was undertaken by the 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) did not support the proposed “V” zone for the site on the water quality, sewerage, air quality and traffic noise aspects. 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.</li> <li>• The site comprises a considerable number of lots of various sizes with fragmented and uncoordinated piecemeal residential developments. The “CDA” site has poor accessibility and minimal infrastructural and utility provisions.</li> <li>• An application (No. A/KC/489) for proposed comprehensive development including flats and community facilities is tentatively scheduled for consideration by the Committee on 19.5.2023.</li> <li>• The “CDA” zoning should be retained to avoid piecemeal redevelopment and ensure comprehensive development with necessary transport, environmental, infrastructure and</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
			utility provisions.
TW 37 (Plan 13)	North-east of Wang Wo Tsai Street at the junction of Yeung Uk Road and Texaco Road, Tsuen Wan, New Territories  (zoned “CDA(4)” on Tsuen Wan OZP)  (about 1.3 ha)  (single ownership for three buildings and multiple ownership for the remaining three buildings)	12	<ul style="list-style-type: none"> <li>Development on the three sites is subject to a total maximum PR of 5, of which a maximum PR of 4.5 shall be for domestic use, and maximum BH of 100mPD.</li> <li>The three sites together with the “CDA(3)” site (TW 36 (Plan 37)) are occupied by industrial buildings and located at the northern part of Tsuen Wan East Industrial Area (TWEIA). The “CDA” zoning is intended to facilitate comprehensive residential development with commercial facilities and open space provision. The current “CDA” zone could address the potential I/R interface problem with the existing industrial uses to the south of Yeung Uk Road, and provide impetus for land use restructuring and upgrading the environment of the Tsuen Wan East area.</li> <li>DEP has concern on the potential I/R interface problem and that the serious traffic noise generated from roads nearby could not be satisfactorily addressed through redevelopment of individual private industrial buildings with uncertain redevelopment programme. Besides, phasing out of existing industrial uses in the area would likely require a very long time to materialise. Under such circumstances, the future residents of redeveloped sites would be subject to industrial noise problems and air 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.</li> <li>Among the “CDA” sites in TWEIA, the latest MLP for proposed comprehensive residential development for the “CDA(3)” zone was approved in 2021. Besides, the then “CDA(2)” zone adjoining the “CDA(3)” zone was rezoned to “R(A)19” to reflect the completed redevelopment for public housing and open space.</li> <li>Lot No. 476 in D.D. 443 under single ownership which forms part of the “CDA(5)” zone is subject to a s.12A application (No. Y/TW/17) for rezoning the application site to</li> </ul>
TW 38 (Plan 13)	South of Wang Wo Tsai Street at the junction of Yeung Uk Road and Kwu Hang Road, Tsuen Wan, New Territories  (zoned “CDA(5)” on Tsuen Wan OZP)  (about 0.7 ha)  (single ownership for two buildings and multiple ownership for the remaining four buildings)	12	
TW 39 (Plan 13)	South of Wang Wo Tsai Street and north of Yeung Uk Road, Tsuen Wan, New Territories	12	

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Retention
	(zoned “CDA(6)” on Tsuen Wan OZP)  (about 0.5 ha)  (multiple ownership)		<p>“OU(B)” for proposed data centre development. The application is tentatively scheduled for consideration by the Committee later this year.</p> <ul style="list-style-type: none"> <li>• In view of the progress of the aforesaid redevelopments, the “CDA” zonings of the area should be retained to provide guidance on the proper redevelopments in the area to realise the planning intention. 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 optimising the use of existing buildings.</li> </ul>

**List of “CDA” Site with No Valid Approved MLP and Subject to On-going Review****(Total: 1 – K 31)****(Plan 14)**

<b>Site Ref. No.</b>	<b>Location (Zoning on OZP/ Site Area/Land Ownership)</b>	<b>No. of Years Designated “CDA” (as at 31.3.2023)</b>	<b>Justifications for Review</b>
K 31  <b>(Plan 14)</b>	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)	24	<ul style="list-style-type: none"> <li>The site is subject to a maximum domestic GFA of 213,000m<sup>2</sup>, a non-domestic GFA of 42,600m<sup>2</sup> and a maximum BH of 100mPD.</li> <li>The planning intention is to facilitate the restructuring of the dilapidated area of Ma Tau Kok and phasing out the non-conforming uses (such as vehicle repair workshops), and addressing possible I/R interface problems. It would also facilitate the provision of supporting government, institution and community (GIC) and open space facilities, thus addressing shortfalls in the district.</li> <li>To facilitate redevelopment in the area, the then Kowloon City District Urban Renewal Forum (KC DURF), which was set up to advise the Government on the district-based urban renewal initiatives, proposed to sub-divide the “CDA” into two or three “CDAs” so as to reduce the difficulty in land assembly for redevelopment. It is also recommended that community facilities, such as elderly services, and public pedestrian passageway be provided within the sub-divided “CDA” sites to meet the needs of the local community and enhance the connectivity with Kai Tak Development Area. KC DURF’s proposal was submitted to the Government for consideration in 2014. As a large number of owners, tenants and operators will be affected, the Development Bureau and PlanD are assessing the appropriate implementation mechanism to facilitate redevelopment of the site.</li> </ul>

**List of “CDA” Site with No Valid Approved MLP and Proposed for Rezoning**  
**(Total: 1 – TW 23)**  
**(Plan 15)**

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Justifications for Rezoning
TW 23  (Plan 15)	19-31 Ma Tau Pa Road, Tsuen Wan, New Territories  (zoned “CDA(1)” on Tsuen Wan OZP)  (0.55 ha)  (single ownership)	25	<ul style="list-style-type: none"> <li>• The site is subject to a maximum GFA of 52,513m<sup>2</sup> and a maximum BH of 100mPD.</li> <li>• The site is located at the periphery of the TWEIA. Together with the adjoining “C” 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 I/R interface problem of the area.</li> <li>• There is so far no approved MLP for the site. The adjoining comprehensive commercial and residential developments to the north and east of the site have already been completed and rezoned to “OU(C&amp;RD)” and “C”. The Committee noted in the last CDA Review the latest developments in the area, and that the site was under review and consideration might be given to rezoning the site from “CDA(1)” to other appropriate zoning. Corresponding amendments to the OZP will be proposed when opportunity arises.</li> </ul>

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

(Total: 26 - H 7, H 19, H 28, H 35, H 39, H 54 & H 55, H 59, K 7, K 13, K 19, K 27, K 29, K 39, K 40, K 41, K 56, K 61, K 64, K 65, K 66, K 67, K 69, K 70, K 71, TW 1 and TW 36)  
(Plans 16 to 37)

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA”/“CRA” (as at 31.3.2023)	Justifications for Retention
H 7  (Plan 16)	<p>Hopewell Centre II (HCII), area to the west of Hopewell Centre bounded by Kennedy Road and Ship Street, Wan Chai, Hong Kong</p> <p>(zoned “OU(CRA)” on Wan Chai OZP)</p> <p>(0.98 ha)</p> <p>(single ownership)</p>	37	<ul style="list-style-type: none"> <li>The MLP (with amendment to the MLP approved in 1994) was agreed by the Board in 2008. Two applications (Nos. A/H5/217-2 and A/H5/408) for amendments to the approved MLP were approved with conditions by the Committee in 2016 and 2017 respectively, 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 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 authorised by the CE in C in June 2020.</li> <li>The latest BPs for the revised scheme under A/H5/408 were approved on 6.10.2022 and construction work is underway. Compliance with approval conditions is in progress.</li> <li>The “OU(CRA)” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA”/“CRA” (as at 31.3.2023)	Justifications for Retention
H 19  (Plan 17)	<p>Taikoo Place, 979 King’s Road, Quarry Bay, Hong Kong</p> <p>(zoned “CDA” on Quarry Bay OZP)</p> <p>(2.22 ha)</p> <p>(multiple ownership)</p>	18	<ul style="list-style-type: none"> <li>• The first MLP for a two-phased development was approved by the Board in 1990. The site was rezoned to “C(1)” in 2003 but reinstated to “CDA” in 2004 to partially meet an objection.</li> <li>• Phase 1 development (Dorset House and Lincoln House) was completed in 1994 and 1998 respectively. Phase 2 involves redevelopment of three industrial buildings into One Taikoo Place and Two Taikoo Place under three applications (Nos. A/H21/96, A/H21/132 and A/H21/148) approved with conditions by the Committee between 1999 and 2017. One Taikoo Place and Two Taikoo Place were completed in 2018 and 2022 respectively. Compliance with approval conditions is in progress.</li> <li>• The “CDA” designation should be retained to ensure proper implementation of the remaining Phase 2 development (i.e. Taikoo Square and Taikoo Garden) and fulfilment of approval conditions.</li> </ul>
H 28  (Plan 18)	<p>Adjacent to Man Yiu Street, Central Reclamation Phase III, Hong Kong</p> <p>(zoned “CDA” on Central District (Extension) OZP)</p> <p>(5.23 ha)</p> <p>(single private ownership, except for a small portion under different ownership for private utility facility, and two parcels of Government land at the north-eastern corner and southern tip which will be excised from the</p>	23	<ul style="list-style-type: none"> <li>• The PB incorporating the broad development parameters and planning and design requirements was endorsed by the Committee in 2016.</li> <li>• The site was put up for sale under a two-envelope open tender. The tender for the site was awarded on 3.11.2021.</li> <li>• An application (No. A/H24/31) with MLP for proposed comprehensive office, commercial and retail development (including shop and services, eating place and place of entertainment) and government uses with minor relaxation of BHR was approved with conditions by the Committee on 17.2.2023. Implementation of the development, including submission of BPs and compliance with approval conditions, is in progress.</li> <li>• The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA”/“CRA” (as at 31.3.2023)	Justifications for Retention
	boundary of the proposed comprehensive development)		
H 35  (Plan 19)	<p>Site at Chai Wan Road, Chai Wan, Hong Kong</p> <p>(zoned “CDA(1)” on Chai Wan OZP)</p> <p>(1.04 ha)</p> <p>(single ownership)</p>	21	<ul style="list-style-type: none"> <li>• An application (No. A/H20/177) for proposed residential development (with retail shops and a covered public transport terminus) and a public open space at this “CDA(1)” site and adjoining “O” zone was approved with conditions by the Board upon review in 2013. Amendments to the approved scheme were approved with conditions by the Director of Planning (D of Plan) under the delegated authority of the Board in 2021.</li> <li>• BPs were first approved in 2018. Compliance with approval conditions is in progress.</li> <li>• Land exchange was approved in 2018 subject to, inter alia, authorisation of the proposed footbridge works under Roads (Works, Use and Compensation) Ordinance (Cap. 370). Extension of the building covenant period and time limit for completion of public transport terminus was also approved in 2020. Authorisation of works under Cap. 370 would be sought.</li> <li>• The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
H 39  (Plan 20)	<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>	14	<ul style="list-style-type: none"> <li>• BPs for Phase 1 of the redevelopment were first approved in 2016 and Phase 1 was completed in 2021.</li> <li>• Two applications (Nos. A/H9/78 and A/H9/78-1) for amendments 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 were approved with conditions by the Committee in 2019 and the Deputy Director of Planning under the delegated authority of the Board on 10.2.2023 respectively.</li> <li>• Latest BPs for Phases 2 and 3 were first approved in 2021. Land exchange was approved in 2021 subject to, inter alia, policy support on the provision and land premium</li> </ul>

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			<p>arrangement for senior citizen residence scheme units. Compliance with approval conditions is in progress.</p> <ul style="list-style-type: none"> <li>• The whole redevelopment of Ming Wah Dai Ha is expected to be completed by 2032.</li> <li>• The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
H 54 & H 55  (Plan 21)	Kai Yuen Street, North Point, Hong Kong  (zoned “CDA(2)” on North Point OZP)  (1.53 ha)  (multiple ownership)	15	<ul style="list-style-type: none"> <li>• The development scheme is divided into two phases with Phase 1 completed in 2018.</li> <li>• An application (No. A/H8/435) for amendments to the previous approved MLP, mainly to further sub-divide Phase 2 into Phases 2A and 2B, was approved with conditions by the Committee on 3.2.2023.</li> <li>• The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
H 59  (Plan 22)	Ex-Wong Chuk Hang Estate, Wong Chuk Hang, Hong Kong  (zoned “CDA” on Aberdeen and Ap Lei Chau OZP)  (7.17 ha)  (single ownership)	12	<ul style="list-style-type: none"> <li>• An application (No. A/H15/254) for proposed comprehensive residential and commercial development, rail station and depot, and public transport interchange was approved with conditions by the Committee in 2013, and the validity of the planning permission was subsequently extended to 8.2.2019. An application (No. A/H15/283) for amendments to the approved MLP which involves more flats was approved with conditions by the Committee in 2020.</li> <li>• The railway station and depot were completed. The development of the commercial and residential property on top of the depot is taking place in six phases (Site A to Site F) for completion between 2022 and 2027. Tenders for Sites A to F have been awarded. Development at Site A and Site B was completed while other sites are under construction. Compliance with approval conditions is in progress.</li> <li>• The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
K 7	Whampoa Garden, Hung Hom,	19	<ul style="list-style-type: none"> <li>• The MLP for Whampoa Garden was first approved by the Board in 1983.</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA”/“CRA” (as at 31.3.2023)	Justifications for Retention
(Plan 23)	<p>Kowloon</p> <p>(zoned “CDA” on Hung Hom OZP)</p> <p>(18.61 ha)</p> <p>(multiple ownership)</p>		<ul style="list-style-type: none"> <li>• 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 were completed, it was agreed to rezone Whampoa Garden to various sub-zonings of “R(A)” and “C”, and the zoning amendments were gazetted in 2003.</li> <li>• During the statutory exhibition period of the draft amended Hung Hom OZP, strong local objections were received, mainly for the reason that there was still undeveloped non-domestic GFA for the development. The retention of the “CDA” zoning with the requirement of MLP submission would allow the Board to have better control over the unique features and design of Whampoa Garden as a whole when any development proposal utilising the remaining non-domestic GFA was made.</li> <li>• In 2003, the Board upheld the objections and the zoning of Whampoa Garden was reinstated to “CDA”.</li> <li>• As there are no changes in the planning circumstances, the “CDA” zoning should be retained.</li> </ul>
K 13  (Plan 24)	<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>	14	<ul style="list-style-type: none"> <li>• The latest application (No. A/K15/112) with MLP for proposed comprehensive development was approved with conditions by the Committee in 2015. The application was submitted by a consortium formed by some of the lot owners.</li> <li>• The latest BPs for Phases 1 and 2 of the consortium lots (74.75%) were approved in 2021. Lease modification for Phases 1 and 2 is being processed. The development of Phases 1 and 2 is considered to have commenced. Compliance with approval conditions is in progress.</li> <li>• The remaining phases are under multiple ownership and no BPs have been submitted. The planning permission (No. A/K15/112) for these remaining phases subsequently lapsed on 16.1.2023.</li> <li>• The “CDA” designation should be retained to ensure implementation of the approved MLP</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA”/“CRA” (as at 31.3.2023)	Justifications for Retention
			and fulfilment of approval conditions.
K 19  (Plan 25)	Area bounded by Choi Hung Road and Lung Cheung Road in Diamond Hill, Kowloon  (zoned “CDA” on Tsz Wan Shan, Diamond Hill & San Po Kong OZP)  (7.18 ha)  (Government land)	29	<ul style="list-style-type: none"> <li>Two applications for proposed comprehensive residential, commercial (shop and services, market, eating place), GIC uses, religious uses, public open space and public transport terminus development (No. A/K11/223), and amendments to the approved MLP for inclusion of social welfare facilities and increase in building storey (A/K11/244) were approved with conditions by the Committee in 2016 and 2022 respectively.</li> <li>The public housing development at Phase 1 was completed in 2021 and Phases 2 &amp; 3 are under construction. As for the non-public housing facilities, the construction of the public transport terminus and public open space commenced in March 2021.</li> <li>The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
K 27  (Plan 26)	Lai Hong Street, South West Kowloon  (zoned “CDA” on South West Kowloon OZP)  (2.37 ha)  (multiple ownership)	24	<ul style="list-style-type: none"> <li>The latest MLP for comprehensive residential and commercial development under Application No. A/K20/132 was approved with conditions by the Committee in 2020. The proposed development comprising two private lots would be implemented in phases.</li> <li>Compliance with approval conditions, and submission of BPs and land exchange applications for the two lots are in progress.</li> <li>The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
K 29  (Plan 27)	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,	13	<ul style="list-style-type: none"> <li>An application (No. A/K20/133) submitted by the successful tenderer of the lot for proposed comprehensive office, commercial and retail development was approved with conditions by the Board upon review on 20.8.2021.</li> <li>The latest BPs were approved on 10.3.2023. Compliance with approval conditions is in progress.</li> <li>The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA”/“CRA” (as at 31.3.2023)	Justifications for Retention
	<p>Kowloon</p> <p>(zoned “CDA(1)” on South West Kowloon OZP)</p> <p>(5.88 ha)</p> <p>(multiple ownership)</p>		
<p>K 39</p> <p>(Plan 28)</p>	<p>Middle part 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(2)” on Ma Tau Kok OZP)</p> <p>(0.84 ha)</p> <p>(multiple ownership)</p>	<p>24</p>	<ul style="list-style-type: none"> <li>Two applications for proposed comprehensive residential development with shop and services and eating place uses (No. A/K10/256), and amendments to the approved scheme (No. A/K10/259) were approved with conditions by the Committee in 2016 and 2018 respectively, and the validity of both permissions was subsequently extended to 27.5.2024. The development will be implemented by two phases.</li> <li>The BPs for the eastern portion were approved in November 2020. Compliance with approval conditions is in progress.</li> <li>The BPs for the western portion were received in September 2022 and subsequently disapproved.</li> <li>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 when the residential developments proceed to more advanced stage.</li> </ul>
<p>K 40</p> <p>(Plan 29)</p>	<p>The area abuts Sung Wong Toi Road and Mok Cheong Street, Ma Tau Kok, Kowloon</p> <p>(zoned “CDA(3)” on Ma Tau Kok OZP)</p> <p>(0.83 ha)</p> <p>(multiple ownership)</p>	<p>24</p>	<ul style="list-style-type: none"> <li>An application (No. A/K10/265) with MLP for proposed comprehensive residential and commercial (shop and services) development, submitted by one of the owners of the “CDA(3)” site, was approved with conditions by the Committee on 10.9.2021.</li> <li>The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions. There is room to comprehensively review the “CDA” zoning for the three sites along Mok Cheong Street when the residential developments proceed to more advanced stage.</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA”/“CRA” (as at 31.3.2023)	Justifications for Retention
K 41  (Plan 30)	35 Clear Water Bay Road, Ngau Chi Wan, Kowloon  (zoned “CDA” on Ngau Chi Wan OZP)  (2.17 ha)  (multiple ownership)	23	<ul style="list-style-type: none"> <li>The MLP was first approved with conditions by the Committee in 2006. An application (No. A/K12/34-2) for extension of time for commencement of development and minor amendments to the approved scheme was approved by the D of Plan under the delegated authority of the Board in 2010. The validity of the planning permission was subsequently extended to 3.2.2013.</li> <li>The BPs for the approved scheme were last approved on 6.5.2022. The land exchange was executed on 18.1.2022. Compliance with approval conditions is in progress.</li> <li>The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
K 56  (Plan 31)	NKIL 6556, Muk Yuen Street, Kai Tak, Kowloon  (zoned “CDA(1)” on Kai Tak OZP)  (1.77 ha)  (single ownership)	15	<ul style="list-style-type: none"> <li>Two applications (Nos. A/K22/20 and A/K22/24) for comprehensive office, shop and services, eating place and public transport terminus (and hotel for the later) were approved with conditions by the Committee in 2018 and 2019 respectively. The applicant is taking forward the development without hotel use (i.e. A/K22/20).</li> <li>Phase 1 covering the major portion of the site was completed in August 2022. Compliance with approval conditions is in progress.</li> <li>The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
K 61  (Plan 32)	NKIL 6611, Kai Tak Area 2B Site 1, Kowloon  (zoned “CDA(5)” on Kai Tak OZP)  (1.38 ha)  (single ownership)	11	<ul style="list-style-type: none"> <li>The site is allocated to the Hong Kong Housing Society for public housing development. An application (No. A/K22/30) for comprehensive development including flat (subsidised sale flats), shop and services and eating place was approved with conditions by the Committee on 25.6.2021.</li> <li>The BPs were first approved in April 2022 and construction work is in progress.</li> <li>The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
K 64	Tai Hang Sai Estate, Shek Kip Mei,	12	<ul style="list-style-type: none"> <li>The estate is held and managed by the Hong Kong Settlers Housing Corporation Limited</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA”/“CRA” (as at 31.3.2023)	Justifications for Retention
(Plan 33)	Kowloon  (zoned “CDA” on Shek Kip Mei OZP)  (2.09 ha)  (single ownership)		(HKSHCL) for low cost housing by way of private treaty grant. <ul style="list-style-type: none"><li>Following the Executive Council’s approval for HKSHCL and the Urban Renewal Authority to jointly implement the redevelopment, the two parties submitted an application (No. A/K4/76) for proposed comprehensive redevelopment of the estate and minor relaxation of PR, BH and non-building area restrictions, which was approved with conditions by the Committee on 10.12.2021.</li><li>The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li></ul>
K 65  (Plan 34)	6 and 8 Lai Ying Street, Cheung Sha Wan, Kowloon (NKIL 6549)  (zoned “CDA” on South West Kowloon OZP)  (1.93ha)  (single ownership)	9	<ul style="list-style-type: none"><li>An application (No. A/K20/130) with MLP for residential development was approved with conditions by the Committee in 2018.</li><li>Construction work is in progress and the development, known as Grand Victoria, is largely completed. Compliance with approval conditions is in progress.</li><li>The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li></ul>
K 66  (Plan 34)	10 Lai Ying Street, Cheung Sha Wan, Kowloon (NKIL 6550)  (zoned “CDA(2)” on South West Kowloon OZP)  (0.49 ha)  (single ownership)	9	<ul style="list-style-type: none"><li>An application (No. A/K20/131) with MLP for hotel development was approved with conditions by the Committee in 2019.</li><li>Construction work is in progress and the hotel development is largely completed. Compliance with approval conditions is in progress.</li><li>The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li></ul>
K 67  (Plan 35)	YTML 69, YTIL 4 RP, and adjoining Government land at Tung Yuen Street, Yau Tong,	8	<ul style="list-style-type: none"><li>Two applications (Nos. A/K15/114 and A/K15/122) for residential development were approved with conditions by the Committee in 2016 and 2020 respectively.</li><li>The BPs and land exchange based on the</li></ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA”/“CRA” (as at 31.3.2023)	Justifications for Retention
	<p>Kowloon</p> <p>(zoned “CDA(1)” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP)</p> <p>(0.78 ha)</p> <p>(single ownership)</p>		<p>former application were approved and executed in 2019. The BPs based on the latest approved MLP were approved in 2023 and construction work is underway. Compliance with approval conditions is in progress.</p> <ul style="list-style-type: none"> <li>• The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
<p>K 69</p> <p><b>(Plan 35)</b></p>	<p>YTML 57, YTILs 4 s.B and 9, and adjoining Government land at Tung Yuen Street, Yau Tong, Kowloon</p> <p>(zoned “CDA(3)” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP)</p> <p>(1.24 ha)</p> <p>(single ownership)</p>	<p>8</p>	<ul style="list-style-type: none"> <li>• Two applications (Nos. A/K15/119 and A/K15/126) with MLP for proposed residential development were approved with conditions by the Committee in 2018 and 2021 respectively.</li> <li>• The BPs based on the latest approved MLP were approved in 2023 and construction work is underway. Compliance with approval conditions is in progress.</li> <li>• The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
<p>K 70</p> <p><b>(Plan 35)</b></p>	<p>YTMLs 58, 59, 60, 61 and 62 at Tung Yuen Street, Yau Tong, Kowloon</p> <p>(zoned “CDA(4)” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP)</p> <p>(0.43 ha)</p> <p>(multiple ownership)</p>	<p>8</p>	<ul style="list-style-type: none"> <li>• Two applications with MLP for proposed comprehensive residential development with shop and services use (No. A/K15/121), and amendments to Phase 1 of the approved MLP (No. A/K15/121-1) were approved with conditions by the Committee in 2020 and the D of Plan under the delegated authority of the Board in 2022 respectively.</li> <li>• Compliance with approval conditions under the latest approved MLP is in progress.</li> <li>• The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
<p>K 71</p>	<p>YTIL 44 at Yan Yue Wai, Yau Tong, Kowloon</p>	<p>8</p>	<ul style="list-style-type: none"> <li>• An application (No. A/K15/120) with MLP for proposed comprehensive development (including flats, shop and services, eating place</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA”/“CRA” (as at 31.3.2023)	Justifications for Retention
(Plan 35)	<p>(zoned “CDA(5)” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP)</p> <p>(about 1.06 ha)</p> <p>(single ownership)</p>		<p>and public vehicle park) was approved with conditions by the Committee in 2017.</p> <ul style="list-style-type: none"> <li>• The latest BPs were approved in 2022 and construction work is underway. Compliance with approval conditions is in progress.</li> <li>• The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
TW 1  (Plan 36)	<p>Junction of Kwok Shui Road and Cheung Wing Road, Kwai Chung, New Territories</p> <p>(zoned “CDA” on Kwai Chung OZP)</p> <p>(1.23 ha)</p> <p>(single ownership)</p>	30	<ul style="list-style-type: none"> <li>• An application (No. A/KC/241) for proposed hotel and service apartments with shops and services (retail/commercial) was first approved by the Committee in 2000 and BPs were approved in 2003. The proposed development was deemed to have commenced but no building works have been carried out.</li> <li>• The existing soy sauce factory on the site is still in operation.</li> <li>• On 20.4.2012, the draft Kwai Chung OZP No. S/KC/26 incorporating BHR of 120mPD for the subject site, among others, was gazetted. The owner of the site, Tung Chun Company Limited (Tung Chun) submitted a representation proposing to relax the BHR to 169mPD as approved under previous application and BPs. On 12.10.2012, the Board decided not to uphold the representation.</li> <li>• In 2013, 2014 and 2018, Tung Chun lodged three Judicial Review (JR) applications against the BHR stipulated on the site under the draft Kwai Chung OZP Nos. S/KC/26 to S/KC/29.</li> <li>• In 2018, the Court ordered that the Board’s decision on the representation be quashed and the representation be remitted to the Board for re-consideration. Upon the dismissal of Tung Chun’s subsequent appeals by the Court on 27.5.2021, the Board re-considered the JR applicant’s representation and related comments on 25.2.2022, and decided not to uphold the representation. The draft Kwai Chung OZPs were subsequently approved by CE in C on 31.5.2022.</li> <li>• Separately, the applicant submitted an application (No. A/KC/444) in 2017 for proposed office, retail and residential</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA”/“CRA” (as at 31.3.2023)	Justifications for Retention
			<p>development and minor relaxation of BHR at the site. Upon further consideration, the application was approved with conditions by the Committee in 2019. The validity of the planning permission was subsequently extended to 22.3.2027.</p> <ul style="list-style-type: none"> <li>The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.</li> </ul>
TW 36  <b>(Plan 37)</b>	<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 three buildings and multiple ownership for one building)</p>	12	<ul style="list-style-type: none"> <li>An application (No. A/TW/452) with MLP for proposed residential development (in phases) for the entire “CDA(3)” zone, submitted by the owner of one existing building, was approved with conditions by the Committee in 2015, and the validity of the planning permission was subsequently extended to 16.1.2023. An application (No. A/TW/527) submitted by the same applicant for amendments to the approved MLP for proposed comprehensive residential (flat) and social welfare facility (child care centre) development with minor relaxation of maximum PR and BHR was approved with conditions by the Committee on 24.12.2021.</li> <li>The latest BPs for the revised scheme under A/TW/527 were approved on 2.6.2022.</li> <li>The proposed lease modification was approved on 7.10.2022 subject to funding commitment of the Government Accommodation. Compliance with approval conditions is in progress.</li> <li>The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions, and to ensure adequate planning control on the remaining redevelopment so as to address the I/R interface/environmental problems of the area.</li> </ul>

**List of “CDA” Sites with Approved MLP and Already Agreed for Rezoning in Previous Rounds of CDA Review**  
**(Total: 8 – H 29, H 36, H 58, K 11, K 14, K 17, K 26 and K 34)**  
**(Plans 38 to 45)**

<b>Site Ref. No.</b>	<b>Location (Zoning on OZP/ Site Area/Land Ownership)</b>	<b>No. of Years Designated “CDA” (as at 31.3.2023)</b>	<b>Progress of Rezoning</b>
H 29  (Plan 38)	Former Lingnan Campus Site at Stubbs Road, Hong Kong  (zoned “CDA” on Mid-level East OZP)  (1.6 ha)  (single ownership)	23	<ul style="list-style-type: none"> <li>The residential development, known as Central Peak, was completed by phases between 2018 and 2021.</li> <li>On 28.5.2021, the Committee agreed to rezone the site to appropriate zoning to reflect the completed development.</li> </ul>
H 36  (Plan 39)	Ex-Chai Wan Factory Estate, Chai Wan, Hong Kong  (zoned “CDA” on Chai Wan OZP)  (0.35 ha)  (single ownership)	21	<ul style="list-style-type: none"> <li>An application (No. A/H20/178) for conservation and conversion of the ex-Chai Wan Factory Estate (CWFE) (a Grade 2 historic building) to public rental housing was approved with conditions by the Committee in 2013. The conservation and conversion works was completed in 2016.</li> <li>On 17.5.2019, the Committee agreed to rezone the CWFE to reflect the conservation of the CWFE and its residential use.</li> <li>The site would be rezoned to appropriate zoning to reflect the conservation of the CWFE and its residential use. The proposed amendments to the OZP were agreed by the Committee on 21.4.2023.</li> </ul>
H 58  (Plan 40)	Ex-North Point Estate, North Point, Hong Kong  (zoned “CDA(3)” on North Point OZP)  (2.93 ha)	13	<ul style="list-style-type: none"> <li>Phases 1 and 2 of the comprehensive residential (known as Victoria Harbour) and commercial (known as Harbour North) developments with public transport terminus, public coach park, GIC facilities and public open space were completed by phases between 2015 and 2021.</li> <li>On 28.5.2021, the Committee agreed to rezone the site to appropriate zoning to reflect the completed development upon full compliance with approval conditions. The applicant is</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Progress of Rezoning
	(single ownership)		taking steps to comply with the implementation aspects of the relevant approval conditions.
K 11  (Plan 41)	Airport Railway Kowloon Station, West Kowloon Reclamation, Kowloon  (zoned “CDA” on South West Kowloon OZP)  (13.54 ha)  (multiple ownership)	30	<ul style="list-style-type: none"> <li>The comprehensive residential and commercial developments, known as Union Square, were completed by phases between 2000 and 2010.</li> <li>On 15.3.2013, the Committee agreed to rezone the site to appropriate zoning to reflect the completed development.</li> </ul>
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)	29	<ul style="list-style-type: none"> <li>The hotel and commercial development, known as 1881 Heritage, was completed in 2009.</li> <li>On 15.3.2013, the Committee agreed to rezone the site to appropriate zoning to reflect the completed development and the historical value of the site.</li> </ul>
K 17  (Plan 43)	Manhattan Hill at 1 Po Lun Street and Kowloon Motor Bus (KMB) Headquarters Building at 9 Po Lun Street, Lai Chi Kok, Kowloon  (zoned “CDA” on Lai Chi Kok OZP)  (1.30 ha)	29	<ul style="list-style-type: none"> <li>In 1993, the Committee agreed to amend the zoning of the site as requested by the KMB from “OU(Bus Depot)” to “CDA” to enable redevelopment of the site upon removal of the bus depot at the southern portion.</li> <li>The southern portion was redeveloped into comprehensive residential and commercial development in 2006, known as Manhattan Hill.</li> <li>The northern portion is currently occupied by the KMB Headquarters Building completed in 1989. According to KMB, the Headquarters Building is to be retained. Separately, the</li> </ul>

Site Ref. No.	Location (Zoning on OZP/ Site Area/Land Ownership)	No. of Years Designated “CDA” (as at 31.3.2023)	Progress of Rezoning
	<p>(multiple ownership)</p> <p><i>[Includes:</i>  <i>1 Po Lun Street, Lai</i>  <i>Chi Kok, Kowloon</i>  <i>NKML3 S.A. &amp;</i>  <i>NKML3 S.B.</i>  <i>(1.17 ha)</i>  <i>(multiple ownership)</i></p> <p><i>9 Po Lun Street, Lai</i>  <i>Chi Kok, Kowloon</i>  <i>NKML3 R.P.</i>  <i>(0.13 ha)</i>  <i>(single ownership)]</i></p>		<p>KMB Headquarters Building is the subject of several premises-based applications approved with conditions by the Committee between 2008 and 2016 for eating place, office, shop and services and place of recreation, sports or culture uses.</p> <ul style="list-style-type: none"> <li>On 17.5.2019, the Committee agreed to rezone the site to appropriate zoning to reflect the development at Manhattan Hill and the KMB Headquarters Building.</li> </ul>
<p>K 26</p> <p><b>(Plan 44)</b></p>	<p>28 Sham Mong Road, Sham Shui Po, Kowloon</p> <p>(zoned “CDA” on South West Kowloon OZP)</p> <p>(4.62 ha)</p> <p>(multiple ownership)</p>	<p>24</p>	<ul style="list-style-type: none"> <li>The comprehensive residential and commercial development, known as Cullinan West, was completed by phases between 2017 and 2019.</li> <li>On 28.5.2021, the Committee agreed to rezone the site to appropriate zoning to reflect the completed development.</li> </ul>
<p>K 34</p> <p><b>(Plan 45)</b></p>	<p>Junction of Inverness Road and Junction Road, Kowloon Tong, Kowloon</p> <p>(zoned “CDA” on Kowloon Tong OZP)</p>	<p>25</p>	<ul style="list-style-type: none"> <li>The school portion was completed in 2007 and the residential portion, known as Parc Inverness, was completed in 2016.</li> <li>On 9.6.2017, the Committee agreed to rezone the site to appropriate zoning to reflect the completed development.</li> </ul>

<b>Site Ref. No.</b>	<b>Location (Zoning on OZP/ Site Area/Land Ownership)</b>	<b>No. of Years Designated “CDA” (as at 31.3.2023)</b>	<b>Progress of Rezoning</b>
	(1.24 ha)  (single ownership)		

**List of “CDA” Site with Approved MLP and Proposed for Rezoning**  
**(Total: 1 – K 25)**  
**(Plan 46)**

<b>Site Ref. No.</b>	<b>Location (Zoning on OZP/ Site Area/Land Ownership)</b>	<b>No. of Years Designated “CDA” (as at 31.3.2023)</b>	<b>Justifications for Rezoning</b>
K 25  (Plan 46)	38 Sham Mong Road, Sham Shui Po, Kowloon  (zoned “CDA” on South West Kowloon OZP)  (4.5 ha)  (Government land)	24	<ul style="list-style-type: none"> <li>• The public housing development (known as Hoi Tat Estate) together with the Ancillary Facilities Block and Sham Shui Po Leisure and Cultural Building was completed between October 2020 and January 2022. It is anticipated that the remaining portion (i.e. public transport interchange) would be completed by 2023.</li> <li>• Compliance with approval conditions is in progress.</li> <li>• Upon full compliance with approval conditions, corresponding amendments to the OZP will be proposed to reflect the completed development when opportunity arises.</li> </ul>