

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

(Total: 10 – NTW 3, NTW 53, NTW 54, NTW 55, NTE 9, NTE 13, SK-A1, SK 6, NTI 5 and TKO 1)
(Plans 6 to 15)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
NTW 3 (Plan 6)	Tai Kiu Village, Yuen Long, New Territories (zoned “CDA” on Yuen Long OZP) (2 ha) (multiple ownership)	18	<ul style="list-style-type: none"> An application (No. A/YL/136) for comprehensive commercial/residential development was approved with conditions by the Committee on 27.8.2010, and the permission was extended until 27.8.2018. As there was no major progress in implementation of the approved scheme during the extension period, the permission lapsed on 28.8.2018. The “CDA” designation is recommended to be retained to ensure that various environmental, traffic, heritage, infrastructure and other constraints could be properly addressed through a comprehensive development of the site.
NTW 53 (Plan 7)	Site to the east of Tsun Wen Road, Tuen Mun, New Territories (zoned “CDA(1)” on Tuen Mun OZP) (1.57 ha) (multiple ownership)	9	<ul style="list-style-type: none"> The three sites were rezoned from “I” and “O” to “CDA(1)” (NTW 53), “I” to “CDA(2)” (NTW 54) and “I” to “CDA(2)” (NTW 55) based on the recommendations of the Area Assessment 2009 of Industrial Land in the Territory completed in 2010. The site of NTW 53 is intended to be redeveloped for residential use with some retail and GIC facilities, whilst the sites of NTW 54 and 55 are intended to be redeveloped for commercial use. The site of NTW 53 is subject to a maximum domestic PR of 5 or a maximum non-domestic plot ratio (PR) of 9.5, whilst the sites of NTW 54 and 55 are subject to a maximum PR of 9.5. All are subject to a maximum building height restriction (BHR) of 100mPD. This is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking into account of industrial/residential (I/R) interface problem, and various environmental, traffic, infrastructure and other constraints.
NTW 54 (Plan 8)	Site to the west of Tsun Wen Road, Tuen Mun, New Territories (zoned “CDA(2)” on Tuen Mun OZP) (1.37 ha)	9	<ul style="list-style-type: none"> The sites were/are occupied by a former/current bus depots and Overhaul Centre. Operation at NTW 53 has ceased and the site is now mainly occupied by a

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	(single ownership)		warehouse, an industrial building and a public toilet.
NTW 55 (Plan 9)	Junction of Ho Tin Street and Kin On Street, Tuen Mun, New Territories (zoned "CDA(2)" on Tuen Mun OZP) (2.09 ha) (single ownership)	9	<ul style="list-style-type: none"> The sites are subject to adverse traffic, railway and industrial noise impact and infrastructure constraints. The "CDA" zoning is to avoid piece-meal developments subject to I/R interface problem and noise impact, and to ensure that the infrastructure constraints would be satisfactorily addressed in future developments. Control on the design of these sites are also considered important to create a more functional, interesting and aesthetically pleasing town core. While no development proposal has been received since rezoning to "CDA", a pre-submission enquiry from the owner's representative was made in late 2020 for proposed development at NTW 53 and NTW 54 (Plan 1). Development of the sites will require re-location of the existing bus depots. In view of the above, the "CDA" designation of the sites should be retained.
NTE 9 (Plan 10)	North-eastern side of Ma Liu Shui San Tsuen, Lung Yeuk Tau, Fanling, New Territories (zoned "CDA" on Lung Yeuk Tau and Kwai Tei South OZP) (0.8 ha) (single ownership)	24	<ul style="list-style-type: none"> The site is the subject of an objection (No. O/S/NE-LYT/1-7) against the rezoning of the subject site from "Unspecified Use" to "AGR" and an area shown as 'Road' on the draft Lung Yuek Tau and Kwan Tei South OZP No. S/NE-LYT/1. The objector proposed to rezone part of the objection site falling within "AGR" zone to "CDA" zone with a maximum permitted non-domestic PR of 0.9, a maximum site coverage (SC) of 46% and a BHR of 12m to facilitate the redevelopment of the existing soy sauce factory. On 24.11.1995, the Board decided to propose an amendment to the OZP to meet the objection by rezoning the site to "CDA" and by incorporating "Food Production/Processing Plant" under Column 2 of the Notes of the "CDA" zone. The planning intention of the "CDA" zone is to facilitate the comprehensive redevelopment of an existing soy sauce factory (mainly for the relocation of another soy sauce factory at

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			<p>Kwai Chung).</p> <ul style="list-style-type: none"> • On 14.2.1997, the Board approved an application (No. A/NE-LYT/104) for minor relaxation of non-domestic PR to 0.937 and non-domestic SC to 50.58% at the site for redevelopment of a food processing workshop. Subsequently, an application (No. A/NE-LYT/223) for minor amendments to the approved scheme was approved on 3.7.2001. The validity of the permission was extended until 3.7.2010. As the land exchange to effect the proposed redevelopment was not executed and there was no approved building plan (BP) for the proposed development, the planning permission was lapsed on 4.7.2010. • Notwithstanding that there is currently no approved MLP covering the site, the “CDA” zoning is proposed to be retained taking into account the following: <ul style="list-style-type: none"> (i) on 22.3.2019, the Metro Planning Committee approved with conditions the MLP for proposed office, retail and residential development with minor relaxation of BHR for the Kwai Chung “CDA” site (TW 1) under Application No. A/KC/444. The relocation proposal of the factory from Kwai Chung to Lung Yeuk Tau is now under consideration by the applicant; (ii) the planning intention of the “CDA” site to facilitate comprehensive redevelopment of an existing soy sauce factory and relocation of another existing soy factory site at Kwai Chung remain applicable; and (iii) retention of the “CDA” zoning can allow appropriate planning control over the future development/redevelopment of the subject site through the submission of MLP and relevant technical assessments with a view to avoid causing unacceptable environmental impacts on the adjoining residential uses within the “R(C)” zone and the village developments within the “V” zones in the vicinity.

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NTE 13 (Plan 11)	<p>North of Fanling Highway near Yin Kong, Kwu Tung, New Territories</p> <p>(zoned “CDA” on Kwu Tung North OZP)</p> <p>(1.61 ha)</p> <p>(multiple ownership)</p>	23	<ul style="list-style-type: none"> • The site was designated “CDA” to meet the objection to the previous “G/IC” zoning of the site on the draft Kwu Tung North OZP No. S/NE-KTN/1, which was upheld by the Board on 25.10.1996. Under the “CDA” zoning, the developer is required to submit a MLP to address the adverse environmental impacts arising from the adjacent roads (i.e. traffic noise impacts from Castle Peak Road and Fanling Highway) and land uses affecting the site (i.e. industrial noise from nearby industrial uses, such as open storage of construction materials, vehicle parks and warehouses). • An application (No. A/NE-KTN/131) for residential development was approved with conditions by the Committee on 6.11.2009. The approved scheme had not been implemented and the permission lapsed on 7.11.2018. • On 6.11.2017, a s.12A application (No. Y/KTN/1) to rezone the southern part of the “CDA” to “CDA(1)” for increase in PR from 0.4 to 3 and BHR from 3 storeys to 55mPD for a residential development was received and subsequently withdrawn by the applicant on 28.5.2020. • On 16.12.2020, a new s.12A application (No. Y/KTN/2) for rezoning the site to partly “R(B)1” with PR 3 and BHR 55mPD and partly to “R(C)1” with PR 1.1 and BHR 8.23m was received, and is under processing • As the “CDA” proposal is actively being pursued, it is appropriate to retain the “CDA” zoning of the site at this juncture.
SK-A1 (Plan 12)	<p>Kap Pin Long, Sai Kung, New Territories</p> <p>(zoned “CDA” on Pak Kong and Sha Kok Mei OZP)</p> <p>(1.29 ha)</p>	21	<ul style="list-style-type: none"> • On 2.7.1999, the Board approved the MLP for 21 two-storey houses with ancillary recreational and supporting facilities, and the permission was subsequently extended until 2.7.2010. • BPs for the approved MLP were submitted but rejected. The approval conditions of the MLP were not complied with. The permission lapsed on 3.7.2010. • The site was originally partly zoned “R(D)”

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	(single ownership)		and partly zoned “GB” on the draft Pak Kong and Sha Kok Mei OZP No. S/SK-PK/1. On 26.6.1998, the Board gave consideration to an objection in respect of the draft OZP and decided to propose amendments to the draft OZP to meet the objection by rezoning the site from “R(D)” and “GB” to “CDA”. Members of the Board considered that a “CDA” zoning for the site would provide necessary mechanism to ensure the preservation of the trees within the site and to protect the adjoining streamcourse and character of the “GB” zone in the north. Although the planning permission has lapsed, it is recommended to retain the “CDA” zone in order to provide proper control over development within the site.
SK 6 (Plan 13)	Sai Kung Town North CDA(1), Sai Kung, New Territories (zoned “CDA(1)” on Clear Water Bay Peninsula North OZP) (5.9 ha) (multiple ownership)	16	<ul style="list-style-type: none"> • The “CDA(1)” site was first designated on 4.3.2005 and comprised two portions separated by the proposed Tai Mong Tsai Road. The two portions were combined into a single “CDA(1)” zone with the re-alignment of the proposed Tai Mong Tsai Road during consideration of the objections which were subsequently upheld by the Board. Amendments to the OZP were confirmed under s.6(9) of the pre-amended Town Planning Ordinance (TPO) on 10.2.2006. • A planning brief (PB) of the site was approved by the Committee on 14.12.2007. • An application (No. A/SK-SKT/1) for comprehensive residential development of 17 blocks of apartments and 24 villas was rejected by the Committee on 24.10.2008. • An application (No. A/SK-SKT/9) for comprehensive residential development of 14 blocks of apartments and 65 villas was submitted on 21.10.2014, but withdrawn by the applicant on 27.4.2017. • An application (No. A/SK-SKT/21) for comprehensive residential development of 14 residential towers and 72 villa houses was rejected by the Board on review on 19.6.2020. • In view of the large size and prominent

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			location of the site, it is necessary to control the development mix, scale, design and layout of development, taking account of environmental, traffic, infrastructure and other constraints. The “CDA(1)” designation of the site should be retained.
NTI 5 (Plan 14)	Sok Kwu Wan, Lamma Island, New Territories (zoned “CDA” on Lamma Island OZP) (1.99 ha) (single ownership)	16	<ul style="list-style-type: none"> The site, occupied by a cement plant, is under private ownership. With an open sea view and easy accessibility to Sok Kwu Wan ferry pier, the site has potential for a comprehensive residential scheme. It is located to the immediate southwest of the ex-Lamma Quarry (ELQ) which is the subject of “Planning and Engineering Study on Future Land Use at ELQ Area at Sok Kwu Wan, Lamma Island – Feasibility Study” (“P&E Study”). The “P&E Study” was completed in March 2020. Taking into account the findings of the “P&E Study”, previous comments received at the Community Engagement activities, cost effectiveness of the development and the overall land supply strategy, the Government would review the way forward and implementation of the ELQ. Pending a decision on the ELQ, the “CDA” zone of the site would also be reviewed.
TKO 1 (Plan 15)	Ying Yip Road, Tseung Kwan O Area 92 and adjoining Government land, New Territories (zoned “CDA” on Tseung Kwan O OZP) (4.26 ha) (single ownership)	24	<ul style="list-style-type: none"> On 10.1.2005, a request for amendment to the Notes of the OZP, proposing to relax the maximum domestic GFA and BHR was submitted. The request was however, rejected by the Committee on 13.5.2005. On 14.11.2005, the land owners submitted a further request for amendment to the Notes of the OZP to relax the development intensity and BHR. On 29.3.2006, the applicant withdrew the request. On 14.9.2006, the land owners submitted another application for amendments to Notes of the OZP to relax the development intensity and BH restrictions. The application was rejected by the Committee on 13.4.2007. The lot owners indicated in December 2020 that they still intend to pursue the development.

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			<ul style="list-style-type: none"> • The “CDA” zone is proposed to be retained taking into account the following: <ul style="list-style-type: none"> (i) the planning intention of the “CDA” site for residential and/or commercial uses which facilitate appropriate planning control over the development mix, scale, design and layout of development is still applicable; (ii) the planned public housing development to the north of the site across Ying Yip Road, the traffic, environmental, visual and landscape impacts should be properly addressed through the submission of MLP and relevant technical assessments.

List of “CDA” Sites with No Approved MLP and Subject to Review
(Total: 9 – NTW 9, NTW 17, NTW 18, NTW 21, NTW 40, NTW 43, NTW 50, NTW 51 and NTW 52)
(Plans 16 to 22)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Review
NTW 9 (Plan 16)	Lok On Pai Ex-desalting Plants, TMTL 426, Tsing Fat Street, Tuen Mun, New Territories (zoned “CDA” on Tuen Mun OZP) (9 ha) (Government land)	26	<ul style="list-style-type: none"> The site was first designated on 22.4.1994. The boundary was adjusted to facilitate the development of a salt water pumping station on 19.4.2002. In accordance with the recommendations of the “Planning and Engineering Review of Potential Housing Sites in Tuen Mun East Area – Feasibility Study” (Tuen Mun East Study), the boundary was further adjusted and a maximum PR of 1.3 and BHR of +41mPD were imposed for the site on the Tuen Mun OZP on 16.10.2009. The site is on Government land and is currently under temporary uses. The “CDA” site with PR restriction of 1.3 and BHR of 41mPD is a ready site for development. The large waterfront site is subject to various infrastructural constraints and the future residential development should take into account various planning considerations such as visual prominence of the site, environmental quality, traffic capacity and infrastructural provisions. Given its large size, it will make a contribution towards flat supply. Subject to improvements on infrastructural and traffic capacities in the wider area, there may be scope to review the development potential of the site. A technical review would be required to ensure that the traffic, environmental and infrastructural constraints could be properly addressed for any increase in development intensity.
NTW 17 (Plan 17)	South of Tam Mei Barracks, Ngau Tam Mei, Yuen Long, New Territories (zoned “CDA” on Ngau Tam Mei OZP)	26	<ul style="list-style-type: none"> An application (No. A/YL-NTM/223) covering the northern portion of the “CDA” zone for a low-rise residential development of 136 houses was rejected by the Committee on 19.6.2009. The applicant had subsequently lodged a review under s.17 of the TPO but withdrew the review on 23.8.2010. On 24.11.2015, a s.12A application (No.

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	(19.68 ha) (multiple ownership)		<p>Y/YL-NTM/3) for rezoning of the site to Option 1 - “R(B)1” or Option 2 - “CDA(2)” for comprehensive residential development with commercial facilities was received by the Board. The application was withdrawn on 14.3.2018.</p> <ul style="list-style-type: none"> The NOL, being one of the new railway projects proposed under the Railway Development Strategy 2014, is running close to the “CDA” site. In December 2020, the Government invited the MTR Corporation Limited to commence detailed planning and design of the NOL. While the proposal will enhance the development potential of the site, it will also pose environmental and design constraints to the site. As such, the “CDA” zoning will be reviewed timely with due regard to impending finalisation of the NOL alignment.
NTW 18 (Plan 18)	<p>East of Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long, New Territories</p> <p>(zoned “CDA” on Ngau Tam Mei OZP)</p> <p>(9.62 ha)</p> <p>(multiple ownership)</p>	26	<ul style="list-style-type: none"> On 3.11.1995, the Committee considered an application (No. A/YL-NTM/3) for a comprehensive residential development for the site and decided to defer the consideration of the case pending the applicant's submission of detailed impact assessment and mitigation proposals. The application was withdrawn on 27.12.2001. On 26.3.2009, an application (No. A/YL-NTM/235) for low-rise residential development of 193 houses was submitted, but the application was withdrawn on 7.3.2011. On 4.5.2012, an application (No. A/YL-NTM/274) for proposed comprehensive residential development and supporting commercial facilities was submitted, but the application was withdrawn on 10.1.2014. The NOL running through the “CDA” site is one of the new railway projects proposed under the Railway Development Strategy 2014. In December 2020, the Government invited the MTR Corporation Limited to commence detailed planning and design of the NOL. While the proposal will enhance the development potential of the site, it will

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			also pose environmental and design constraints to the site. As such, the “CDA” zoning will be reviewed timely with due regard to impending finalisation of the NOL alignment.
NTW 21 (Plan 19)	Lots 2744ARP, 2744BRP in DD 124 and adjoining Government land, Tan Kwai Tsuen Road, Yuen Long, New Territories (zoned “CDA” on Tong Yan San Tsuen OZP) (0.99 ha) (single ownership)	24	<ul style="list-style-type: none"> • The site was zoned “CDA” on the draft OZP No. S/YL-TYST/1 gazetted on 14.6.1996. • An application (No. A/YL-TYST/14) for residential development was approved by the Committee on 11.7.1997. The validity of the permission was extended three times for a total period of 6 years up to 11.7.2005 at the request of the applicant. • An application (No. A/YL-TYST/292) for minor amendments to the approved scheme under Application No. A/YL-TYST/14 was approved with conditions by the Director of Planning (D of Plan) on 26.9.2005 under the delegated authority of the Board, with validity until 26.9.2009. Owing mainly to the need to resolve the road access issue, the land exchange has yet to be finalized and the approved development cannot be regarded as commenced. The planning permission was lapsed on 27.9.2009. • The site is under single ownership, however no s.16 application and/or land exchange application has been submitted since the last planning permission lapsed in 2009 as the issue of road access connecting the site to Tan Kwai Tsuen Road is yet to be resolved. • The “CDA” site, together with adjoining land parcels, was shortlisted as one of the eight brownfield clusters for public housing development under Planning Department’s “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” in 2020. The engineering feasibility study (EFS) commissioned by the Civil Engineering and Development Department (CEDD) in relation to the public housing development has been commenced and the development intensity and parameters (including site boundary, plot ratio, gross floor area and building height, etc.) are under review.

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NTW 40 (Plan 20)	Long Ha, Kam Tin, Yuen Long, New Territories (zoned “CDA” on Kam Tin South OZP) (11.28 ha) (multiple ownership)	21	<ul style="list-style-type: none"> On 30.4.1999, the site and the strip of land in between were rezoned from “R(D)” to “CDA” and “OU (Railway Reserve)” to partially meet the objections to the draft Kam Tin North OZP No. S/YL-KTN/1 and to reflect the proposed railway alignment respectively. The NOL running through the “CDA” site is one of the new railway projects proposed under the Railway Development Strategy 2014. In December 2020, the Government invited the MTR Corporation Limited to commence detailed planning and design of the NOL. While the proposal will enhance the development potential of the site, it will also pose environmental and design constraints to the site. As such, the “CDA” zoning will be reviewed timely with due regard to impending finalisation of the NOL alignment.
NTW 43 (Plan 21)	South-east of Tong Fong Tsuen and west of Ping Ha Road, Ping Shan, Yuen Long, New Territories (zoned “CDA” on Ping Shan OZP) (1.65 ha) (multiple ownership)	18	<ul style="list-style-type: none"> The site was once rezoned to “R(E)1” but was reverted back to “CDA” upon the decision of the Board on 21.11.2001 to partially meet an objection. The amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 19.4.2002. The site is located to the west of Ping Ha Road, which is subject to severe traffic congestion, and the Light Rail Transit is running along its southern boundary. In addition, the site is subject to I/R interface issues. On 15.4.2021, the land owners of part of the “CDA” site wrote a letter to TPB to indicate their intention to develop a residential development cum RCHE at part of the “CDA” site and adjoining land. The site is close to Hung Shui Kiu New Development Area in which some traffic improvement measures including the junction of Castle Peak Road/Ping Ha Road would be undertaken. Taking into account the above, the “CDA” zone would be reviewed accordingly to facilitate early implementation and ensure that the local traffic problem along Ping Ha Road and I/R interface issue could

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			be properly addressed.
NTW 50 (Plan 22)	Site to the north-east of Long Tin Road, Yuen Long, New Territories (zoned "CDA" on Ping Shan OZP) (8.3 ha) (multiple ownership)	10	<ul style="list-style-type: none"> The sites were rezoned from "Undetermined" to "CDA" based on a land use review conducted by PlanD in 2010. The sites are intended for low-rise and low density development, with a maximum PR of 0.4 and BHR of 3 storeys, to facilitate comprehensive upgrading of the areas and provide necessary planning control over the development mix, scale, design and layout of development, taking into account of various environmental, traffic, infrastructure and other constraints. The sites are mainly occupied by temporary structures, vehicle parks, open storage yards, workshops and clusters of residential dwellings. They are also subject to adverse traffic, railway and industrial noise impact and infrastructure constraints.
NTW 51 (Plan 22)	Site to the west of Yung Yuen Road and north of Long Tin Road, Yuen Long, New Territories (zoned "CDA" on Ping Shan OZP) (5.1 ha) (multiple ownership)	10	<ul style="list-style-type: none"> An application (No. A/YL-PS/565) submitted on 26.6.2018 at Site NTW 52 for proposed residential development (flat and house) was withdrawn on 11.8.2020. No development proposal at Sites NTW 50 and NTW 51 has been received since rezoning to "CDA" in 2010. The sites of NTW 50 and NTW 51, together with the adjacent land parcels, were shortlisted as one of the eight brownfield clusters for public housing development under Planning Department's "Study on Existing Profile and Operations of Brownfield Sites in the New Territories" in 2020. The EFS for public housing development at the sites by the CEDD was commenced in February 2021.
NTW 52 (Plan 22)	Site to the north-west of Long Ping Road, Yuen Long, New Territories (zoned "CDA" on Ping Shan OZP) (8.5 ha) (multiple ownership)	10	

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(Total: 26 - NTW 5, NTW 6, NTW 8, NTW 31, NTW 36, NTW 39, NTW 41, NTW 42, NTW 49, NTW 56, NTW 57, YL 2, NTE 1, NTE 4, NTE 5, NTE 14, NTE 18, NTE 20, NTE 21, NTE 23, NTE 24, MOS 2, SK 3, SK 4, TKO-A1 and TW 33)
(Plans 23 to 48)

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NTW 5 (Plan 23)	North-west of Pok Oi Interchange, Yuen Long, New Territories (Grand YOHO) (zoned “CDA” on Yuen Long OZP) (4.06 ha) (multiple ownership)	29	<ul style="list-style-type: none"> An application (No. A/YL/139) for amendment to the MLP for a proposed comprehensive commercial/residential development and proposed pedestrian footbridge with retail use was approved with conditions by the Committee on 2.6.2006. A Class B amendment to the approved MLP under Application No. A/YL/139-1 was approved by the Committee on 28.5.2010. Phases I and II of the development have been completed. Construction works of the remaining Phase III (comprising the remaining 2 building blocks T6 and T7) have been halted due to structural impacts to the nearby West Rail viaduct. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 6 (Plan 24)	Junction of Castle Peak Road-Yuen Long and Yuen Ching Road, Yuen Long, New Territories (zoned “CDA” on Yuen Long OZP) (3.50 ha) (multiple ownership)	29	<ul style="list-style-type: none"> Amendment to the MLP for a proposed comprehensive commercial/residential development under Application No. A/YL/151 was approved with conditions by the Committee on 2.11.2007. Phase I development (known as YOHO Midtown) was completed in 2010. An application (No. A/YL/205) mainly covering Phases IIa, IIb and III for hotel and flat development was approved by the Committee on 2.1.2015. Application for extension of time (EOT) for commencement of development was approved by the D of Plan under the delegated authority of the Board on 7.2.2018, the permission was extended until 2.1.2023. Land exchange for hotel at Phase IIa is being processed by LandsD. On 13.5.2021, DEVB announced that part of

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			<p>the site (under Phase III development) would be resumed under the Land Resumption Ordinance (Cap. 124) (LRO) for subsidized housing.</p> <ul style="list-style-type: none"> The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 8 (Plan 25)	<p>Various lots in DD 379 and adjoining Government land, Tuen Mun Area 55, New Territories</p> <p>(zoned “CDA” on Tuen Mun OZP)</p> <p>(3.03 ha)</p> <p>(single ownership)</p>	26	<ul style="list-style-type: none"> An application (No. A/TM/288) for comprehensive residential development was approved with conditions by the Committee on 26.7.2002. Application (No. A/TM/288-1) for EOT for commencement of development was approved by the D of Plan under delegated authority of the Board on 13.7.2006, the permission was extended until 26.7.2010. The set of BPs submission for the approved scheme under A/TM/288 was approved on 26.1.2016. Three s.16A applications (Nos. A/TM/288-2, A/TM/288-3 and A/TM/288-4) for minor amendments to the approved scheme were approved by the D of Plan under the delegated authority of the Board on 26.10.2018, 5.7.2019 and 25.9.2019 respectively. BPs have been submitted under the approved scheme of A/TM/288-4. Land exchange was executed in December 2018. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 31 (Plan 26)	<p>East of Tai Lam Chung Nullah and Customs and Excise Training School, TMTL 417, Tai Lam Chung, Tuen Mun, New Territories</p> <p>(zoned “CDA” on So Kwun Wat OZP)</p>	24	<ul style="list-style-type: none"> The “CDA” zone was first designated on 7.6.1996. The boundary was adjusted at the request of the land owner by rezoning two areas from “CDA” to “V” and five areas from “V” or “GB” to “CDA” and exhibited on 18.2.2000. An application (No. A/TM-SKW/32) for comprehensive residential development was approved with conditions by the Committee on 1.3.2002. The latest application (No. A/TM-SKW/32-1) for amendment to a development scheme was

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
	(6.25 ha) (multiple ownership)		<p>approved by the D of Plan on 1.2.2008 under the delegated authority of the Board.</p> <ul style="list-style-type: none"> • The latest BPs for the residential part of the proposed development were approved on 4.2.2019. • Land exchange is being processed. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 36 (Plan 27)	Area 112, Tin Shui Wai, New Territories (zoned “CDA on Tin Shui Wai OZP”) (7.55 ha) (single ownership)	13	<ul style="list-style-type: none"> • The site was sold by tender in mid-2014 for private residential development. • As the site is located in close proximity to the Hong Kong Wetland Park (HKWP), “CDA” zoning should be retained to ensure the design of the proposed development would have no adverse impacts on the HKWP. • An application (No. A/TSW/65) for a proposed comprehensive residential development with commercial uses for the site was approved with conditions by the Committee on 26.8.2016. The latest application (No. A/TSW/70) for proposed comprehensive residential and commercial development with eating place, shop and services, school and public vehicle park was approved with conditions by the Committee on 8.12.2017. • The BPs were approved on 29.6.2018 and 28.11.2018. Development is under construction. • The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTW 39 (Plan 28)	Various Lots and adjoining Government Land in DD107, Sha Po, Kam Tin, Yuen Long, New Territories (zoned “CDA” on	21	<ul style="list-style-type: none"> • An application (No. A/YL-KTN/118) for a comprehensive residential development was first approved by the Committee on 5.10.2001 and subsequently the application (No. A/YL-KTN/118-2) for amendments to the approved scheme was approved by the Committee on 7.9.2012. • The lease for Phase 1 of the subject development was executed in August 2011.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
	Kam Tin North OZP) (28.98 ha) (single ownership)		<p>The general BPs covering Phases 1 and 2 of the approved scheme were first approved in 2010. Occupation permit (OP) for various parts of Phase 1 were issued since 2015.</p> <ul style="list-style-type: none"> • An application (No. A/YL-KTN/663) for amendments to the approved scheme of Phase 2 was approved by the Committee on 26.5.2020 (with total 4,282 flats for Phases 1 and 2). • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 41 (Plan 29)	<p>Various Lots in DD130 to the North of Yuen Long Highway near Fuk Hang Tsuen, Yuen Long, New Territories</p> <p>(zoned “CDA” on Lam Tei and Yick Yuen OZP)</p> <p>(1.91 ha)</p> <p>(multiple ownership)</p>	21	<ul style="list-style-type: none"> • The site is the subject of two valid planning permissions covering the eastern and western parts of the site. <u>Eastern Part</u> • An application (No. A/TM-LTYT/249) for proposed comprehensive development (flat, house, village office and public open space) was approved with conditions by the Committee on 19.7.2013 and a review on approval condition (g) was also approved on 11.4.2014. An application (No. A/TM-LTYT/249-1) for EOT for commencement of development was approved by the D of Plan under delegated authority of the Board on 24.5.2017, and the permission was extended until 19.7.2021. • Two applications (Nos. A/TM-LTYT/249-2 and 249-3) for Class B amendments to the approved schemes were approved by the D of Plan under the delegated authority of the Board on 9.11.2017 and 29.4.2020 respectively. • The latest set of BPs was approved on 15.4.2020. • Land exchange is being processed. • Construction works have not yet commenced. <u>Western Part</u> • The site was sold on 24.10.2018 for private residential development. • An application (No. A/TM-LTYT/383) for

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
			<p>proposed residential development (house) was approved with conditions by the Committee on 21.8.2020.</p> <ul style="list-style-type: none"> • BPs have been submitted and yet to be approved. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 42 (Plan 30)	<p>South of the Former Military Site at Shek Wu Wai, Yuen Long, New Territories</p> <p>(zoned “CDA” on Ngau Tam Mei OZP)</p> <p>(23.98 ha)</p> <p>(multiple ownership)</p>	21	<ul style="list-style-type: none"> • The site was rezoned from “GB” to “CDA” in December 1999 under s.6(7) of the pre-amended TPO arising from the Board’s decision to uphold an objection to the draft Ngau Tam Mei OZP No. S/YL-NTM/1. • Application (No. A/YL-NTM/178-2) for a residential development of a total of 300 houses at a PR of 0.4 for the western half of the “CDA” zone was approved with conditions by the Committee on 23.5.2014. BPs were approved on 18.7.2014, and land grant was executed on 21.5.2019. • On 7.8.2015, a s.12A application (No. Y/YL-NTM/2) for rezoning of the site to “CDA(1)” with maximum PR of 3 to facilitate a proposed residential cum retail development was received by the Board. The application was withdrawn on 20.12.2018. • On 8.7.2019, a s.12A application (No. Y/YL-NTM/4) for rezoning of the site to “R(A)”, “G/IC” and “CDA(1)” with maximum PR of 5.5 to facilitate a proposed comprehensive residential development was received and is under processing. • The proposed NOL will traverse the eastern half of the “CDA” zone. It may create land assembly difficulty to the remaining parts of the “CDA” zone and impose environmental constraints such as noise impact on the nearby areas. The land use in the area may need to be reviewed upon finalization of the NOL alignment. • In view of the above, it is appropriate to retain the “CDA” zoning of the site at this juncture.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
NTW 49 (Plan 31)	<p>Site abutting Tung Wui Road and Kam Po Road, Kam Tin, Yuen Long, New Territories</p> <p>(zoned “CDA” on Kam Tin South OZP)</p> <p>(2.51.ha)</p> <p>(multiple ownership)</p>	14	<ul style="list-style-type: none"> • The site was rezoned to “CDA” which comprises Areas (a) and (b) based on a land use review conducted in 2006. • Building development is confined in Area (a) with an area of about 1.3 ha. Area (b), with an area of about 1.2 ha which comprises existing trees and abandoned meander retained under the drainage project that require preservation, is designated as landscaped area for public use where no building development is permitted. • The Land Use Review for Kam Tin South and Pat Heung (LUR) was completed in 2014 (covering the subject “CDA” site). In view of the infrastructure constraints, particularly the capacity of the sewage treatment facilities, the 14 potential housing sites identified in the LUR would be developed by phases. • While 5 of the 14 potential housing sites have been rezoned for housing development, the remaining 9 sites (including the subject “CDA” site with a proposed PR of 2.1) would be subject to further study for provision of supporting infrastructure. • An application (No. A/YL-KTS/705) for proposed house development (comprising 68 two- to three-storey houses) at the site was approved with conditions by the Committee on 20.4.2018. In approving the application, the Board agreed to request PlanD to review the “CDA” zone with particular regard to the future zoning of Area (b). • A s.12A application (No. Y/YL-KTS/6) was received from the same applicant on 15.1.2019, proposing amendments to the Notes of the "CDA" zone to increase the maximum PR from 0.4 to 5 and BHR from 3 storeys (9m) to 69mPD to facilitate a private housing development. The application was subsequently withdrawn by the applicant in November 2020. • The appropriate zoning for the “CDA” site will be reviewed with due consideration of the

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2021)	Justifications for Retention
			recommendation of the LUR and any further proposal from the landowner(s).
NTW 56 (Plan 32)	Cheung Chun San Tsuen, Kam Tin North, Yuen Long, New Territories (zoned "CDA" on Kam Tin North OZP) (17.1 ha) (multiple ownership)	6	<ul style="list-style-type: none"> The site was rezoned from "Undetermined" ("U") to "CDA(1)" in May 2014 based on a land use review for the "U" zones on the Kam Tin North OZP. The site is subject to possible noise impact from the proposed NOL running along its western boundary. There is also no proper vehicular access and the existing wetlands are encouraged to be provided/preserved, recreated or enhanced at the site. An application (No. A/YL-KTN/604) for proposed flats, shop and services, eating place, school, social welfare facility and public transport terminus or station uses and minor relaxation of maximum PR from 1.2 to 1.254 and maximum BHR from 16 to 18 storeys (comprising a total of 28 residential towers for 3,891 flats) at the site was approved with conditions by the Committee on 22.3.2019. The applicant is applying to LandsD for the land exchange for Phase 1 development. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 57 (Plan 33)	So Kwun Wat Road, Tuen Mun Area 56, Tuen Mun, New Territories (zoned "CDA" on Tuen Mun OZP) (2.75 ha) (single ownership)	3	<ul style="list-style-type: none"> Two applications (Nos. A/TM/376 and A/TM/432) for comprehensive development with minor relaxation of SC restrictions (only for Application No. A/TM/376) and BHR restrictions were approved with conditions by the Committee on 30.7.2010 and 1.3.2013 respectively. An application (No. A/TM/432-1) for EOT for commencement of development was approved by D of Plan under the delegated authority of the Board on 12.1.2017, the permission was extended until 1.3.2021. On 16.7.2014, a s.12A application (No. Y/TM/16) for rezoning of the site from "CDA" to "CDA(3)" with proposed increase of maximum PR from 1.3 to 2.6 and maximum BHR from 10 storeys above car park to 79mPD was agreed by the Committee on 4.9.2015. The "CDA(3)" zone was subsequently gazetted

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
			<p>under s.5 of the TPO on 5.11.2017 and incorporated into the Tuen Mun OZP.</p> <ul style="list-style-type: none"> • An application (No. A/TM/532) for MLP approval was approved with conditions by the Committee on 3.5.2019. Land exchange was executed on 22.1.2021. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
YL 2 (Plan 34)	<p>Area Covering the West Rail Yuen Long Station and Its Adjoining Area, Yuen Long, New Territories</p> <p>(zoned “CDA” on Yuen Long OZP)</p> <p>(4.65 ha)</p> <p>(single ownership)</p>	22	<ul style="list-style-type: none"> • The MLP was first approved with conditions by the Committee on 25.1.2002, but the permission lapsed on 29.1.2009. • The 2007 Policy Address stated that the Government would review the approved schemes of the above-station property development projects at Nam Cheong Station and Yuen Long Station with a view to lowering their development intensities. • The MLP for a revised scheme for proposed comprehensive commercial/residential development with government, institution or community (GIC) facilities and public transport facilities under Application No. A/YL/209 was approved with conditions by the Committee on 26.9.2014. • Land grant was executed on 16.11.2015 and construction works are underway. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 1 (Plan 35)	<p>SSIL 2RP and adjoining Government land, Sheung Shui Area 35, New Territories</p> <p>(zoned “CDA” on Fanling/Sheung Shui OZP)</p>	26	<ul style="list-style-type: none"> • Two applications (Nos. A/FSS/110 and 152) for a residential development were approved in 1999 and 2003, but the permission lapsed in 2004 and 2007 respectively. • An application (No. A/FSS/156) for a residential development with a maximum PR of 0.8838 and a maximum BHR of 3-4 storeys over 1-storey carport was approved with conditions by the Committee on 5.12.2003. • BPs were approved on 8.11.2007, 1.3.2011, 19.11.2012, 26.9.2014, 13.9.2016 and 25.7.2018 but construction work has not yet

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
	(3.6 ha) (single ownership)		<p>commenced.</p> <ul style="list-style-type: none"> • A s.12A application (No. Y/FSS/12) for rezoning of the site from “CDA” to “CDA(1)” with a maximum PR of 3.6, a maximum SC of 27% and a maximum BHR of 25 storeys aboveground was rejected by the Committee on 27.10.2017. • On 9.1.2018, a s.12A application (No. Y/FSS/14) was submitted by the owner of the site for rezoning of the site from “CDA” to “CDA(1)” with a maximum PR of 3, a maximum SC of 27% and a maximum BH of 19-23 storeys aboveground. The Committee on 21.6.2019 agreed that the application ceased to exist upon the death of the applicant, and therefore did not give further consideration to the application. • Subsequently, another application (No. Y/FSS/15) was received in December 2019. However, the applicant withdrew the application on 20.11.2020 in order to allow more time to prepare a quality scheme for the proposed residential home for the elderly within the proposed residential development. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 4 (Plan 36)	Fung Yuen, Tai Po Area 32, New Territories (zoned “CDA(1)” on Tai Po OZP) (18.37 ha) (multiple ownership)	21	<ul style="list-style-type: none"> • An application (No. A/TP/267) for comprehensive residential and agricultural development was approved by the Committee on 8.12.2000. Minor amendments to the approved scheme under three applications (Nos. A/TP/318, 319 and 333) were approved by the D of Plan under the delegated authority of the Board on 31.7.2003, 2.9.2003 and 18.8.2004 respectively. • Phase 1 of the development portion as well as the agricultural portion have been completed with the compliance certificate (CC) issued on 16.12.2015. The applicant is pursuing implementation of the subsequent phase of the approved scheme. • Taking into account the above, the “CDA”

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2021)	Justifications for Retention
			designation should be retained.
NTE 5 (Plan 37)	Sai Sha Road, Shap Sz Heung, New Territories (zoned "CDA" on Shap Sz Heung OZP) (64.48 ha) (multiple ownership)	21	<ul style="list-style-type: none"> The Site is the subject of several planning applications approved in 2003 (No. A/NE-SSH/28), 2007 (No. A/NE-SSH/26), 2009 (No. A/NE-SSH/61) and 2019 (No. A/NE-SSH/120). <u>Application Nos. A/NE-SSH/61</u> An application (No. A/NE-SSH/61-1) for Class B amendments to the approved scheme was approved by the D of Plan under the delegated authority of the Board on 2.12.2009. Subsequently, an application (No. A/NE-SSH/61-2) for EOT for commencement of development was approved on 22.4.2013, the permission was extended until 8.5.2017. The BP submissions for Sites A, B and C based on Application No. A/NE-SSH/61-1 were approved on 19.12.2016, 13.4.2017 and 25.4.2017 respectively. The land exchange in accordance with the approved scheme under A/NE-SSH/61-1 was executed on 8.9.2017. <u>Application No. A/NE-SSH/120</u> Planning permission was given by the Committee on 18.1.2019. Compared with the scheme under A/NE-SSH/61-1, the major changes include an increase in domestic, commercial and clubhouse GFA, maximum BH, number of flats and provision of additional public and GIC facilities. Nine approval conditions have been partially complied with. Various BPs submissions were received in 2020 but none has been approved so far. An application for Class B amendments (No. A/NE-SSH/120-1) to the approved scheme was approved by the D of Plan under the delegated authority of the Board on 14.10.2020. The amendments mainly involved an increase of about 200 flats. No submission for compliance with approval conditions has been made under Application No. A/NE-SSH/120-1.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
			<ul style="list-style-type: none"> BP submissions were received only for Site C, which were disapproved on 3.11.2020 and 26.3.2021. Lease modification in accordance with the approved scheme under A/NE-SSH/120-1 is being processed. The “CDA” designation should be retained as the applicant is actively pursuing the implementation of the approved “CDA” scheme.
NTE 14 (Plan 38)	South of Castle Peak Road near Kam Tsin, Sheung Shui, New Territories (zoned “CDA(1)” on Kwu Tung South OZP) (3.86 ha) (single ownership)	23	<ul style="list-style-type: none"> An application (No. A/NE-KTS/75) for a comprehensive residential and recreational development was approved by the Committee on 19.6.1998, but lapsed on 20.6.2001. An application (No. A/NE-KTS/220) for a comprehensive residential development was approved by the Committee on 25.11.2005, but lapsed on 26.11.2009. The latest application (No. A/NE-KTS/267) for proposed house was approved by the Committee on 19.12.2008. BP submission was approved on 23.3.2011. Some approval conditions are yet to be complied with. On 24.10.2018, land exchange was executed (Lot 2579 in D.D. 92). On 29.7.2016, a s.12A application (No. Y/NE-KTS/6) for rezoning the lot and its adjoining area to “CDA(1)” to increase the PR to 2.1 and BHR to 60mPD submitted by the same applicant of A/NE-KTS/267 was rejected by the Committee. On 20.9.2019, a s.12A application (No. Y/NE-KTS/12) submitted by the same applicant for rezoning of the lot to “CDA(1)” to increase the PR to 3 and BH to 75mPD was agreed by the Committee. The site has been rezoned to “CDA(1)” on the draft OZP No. S/NE-KTS/17, gazetted on 5.3.2021.
NTE 18 (Plan 39)	Lot 698 RP (Part) in DD 181 and adjoining Government land, Heung Fan Liu, Sha	21	<ul style="list-style-type: none"> An application (No. A/ST/696) for proposed residential development with club house and car-parking facilities was approved with conditions for 1 year by the Board on review

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
	<p>Tin, New Territories</p> <p>(zoned “CDA” on Sha Tin OZP)</p> <p>(4.42 ha)</p> <p>(multiple ownership) <i>(Note: part of the site is held under adverse possession)</i></p>		<p>on 22.10.2010.</p> <ul style="list-style-type: none"> • Application (No. A/ST/696-1) for EOT for commencement of development for 1 year until 22.10.2012 was approved with conditions by the Committee on 21.10.2011. • Land exchange for Phase 1 was approved by the District Lands Conference (DLC) on 19.1.2016. • BPs for Phases 1 and 2, based on the previous approved development scheme (No. A/ST/696), were approved on 19.10.2012. • An application (A/ST/696-2) for amendments to the approved scheme by reducing the SC and parking provision, increasing the number of trees to be felled, and slightly changing the disposition of the building blocks was approved with conditions by the Committee on 1.6.2012. • An application (No. A/ST/851) for a proposed residential development with club house and parking facilities submitted on 20.6.2014 was approved with conditions by the Committee on 22.5.2015. • An application (No. A/ST/851-1) for EOT for commencement of development for 4 years until 22.5.2023 was approved with conditions by the D of Plan under the delegated authority of the Board on 14.1.2019. • Taking into account the site constraints (including access, landslide hazards, sewerage and drainage problems), the “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
<p>NTE 20</p> <p>(Plan 40)</p>	<p>STTL 576 and adjoining Government land, Fo Tan, Sha Tin, New Territories</p> <p>(Fo Tan Station and Freight-yard)</p>	<p>20</p>	<ul style="list-style-type: none"> • On 5.5.2000, the Committee agreed to a request for rezoning of the site to “CDA” to facilitate the development of 191,100m² domestic floor space (with 2,768 flats) and 17,500m² retail floor space. • The site comprises three portions, namely S1, S2 and S3. S1 is a piece of private land while S2 and S3 are Government land and KCRC

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
	(zoned “CDA(1)” on Sha Tin OZP) (4.97 ha) (multiple ownership)		vested land respectively. <ul style="list-style-type: none"> • The site is the subject of two applications (No. A/ST/630 and A/ST/658) rejected by the Board on review in 2006 and 2008 respectively. The applications were, however, subsequently allowed by the Town Planning Appeal Board (TPAB) with conditions in 2009 and 2010. • On 17.6.2011, an application (No. A/ST/658-1) for proposed amendments to the approved scheme was approved with conditions by the Committee. • On 5.10.2014, an application (No. A/ST/658-2) 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 5.10.2018. • Land exchange for S1 Portion of the “CDA” site (i.e. STTL No. 75 and Lot No. 744 RP in D.D. 176) was executed on 4.9.2017. The new lot is known as STTL No. 576. • On 8.12.2017, an application (No. A/ST/927) for proposed amendments to the previous approved scheme (No. A/ST/658-1) was approved with conditions by the Committee. The amendments involve S1 portion only which mainly include an increase of total number of flats from 2,061 to 2,443 and a reduction of overall average flat size from 92.7m² to 78.21m². The S1 Portion is currently under construction and targeted to be completed by 2023 • The revised Landscape Master Plan (LMP) for application No. A/ST/927 was accepted on 11.12.2020. Other relevant approval conditions were considered partially complied with between 2018 - 2020. • As the applicant is taking steps to implement the proposal, the “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 21	Tai Wai Station, Ma On Shan Rail, Sha	20	<ul style="list-style-type: none"> • An application (No. A/ST/691) for amendments to the previously approved MLP

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
(Plan 41)	<p>Tin, New Territories</p> <p>(zoned “CDA(1)” on Sha Tin OZP)</p> <p>(4.85 ha)</p> <p>(single ownership)</p>		<p>under No. A/ST/625 for comprehensive commercial/residential development cum GIC facilities was approved with conditions by the Committee on 18.12.2009.</p> <ul style="list-style-type: none"> On 4.9.2015, the application (No. A/ST/691-1) for minor amendments to the previously approved scheme was approved with conditions by the Committee. On 4.1.2017, the D of Plan under the delegated authority of the Board approved an application (No. A/ST/691-2) for minor amendments to an approved scheme. The land grant was executed on 26.1.2015. BPs of the approved scheme under Application No. A/ST/691-2 were approved between 2017 and 2020. The revised LMP was also accepted on 22.4.2020. As the applicant is taking steps to implement the proposal, the “CDA(1)” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
<p>NTE 23</p> <p>(Plan 42)</p>	<p>South of Kwu Tung Road and west of Hang Tau Road, Sheung Shui, New Territories</p> <p>(zoned “CDA” on Kwu Tung South OZP)</p> <p>(1.95 ha)</p> <p>(single ownership)</p>	8	<ul style="list-style-type: none"> The site was rezoned to “CDA” in 2013 as a result of the approval of a s.12A rezoning application (No. Y/NE-KTS/3). The MLP for the proposed comprehensive residential development under Application A/NE-KTS/364 was approved with conditions by the Committee on 22.5.2015, and the permission was extended until 22.5.2023. Land exchange is being processed. On 5.2.2021, an application (No. A/NE-KTS/484) submitted by the same applicant as A/NE-KTS/364 to amend the approved scheme was approved with conditions by the Committee. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2021)	Justifications for Retention
NTE 24 (Plan 43)	Hang Tau Tai Po, Kwu Tung, New Territories (zoned "CDA" on Kwu Tung South OZP) (1.87 ha) (multiple ownership)	3	<ul style="list-style-type: none"> The site was rezoned to "CDA" in 2017 as a result of the approval of a rezoning application (No. Y/NE-KTS/5). The MLP for the proposed residential development under Application A/NE-KTS/465 was approved with conditions by the Committee on 19.7.2019. On 6.5.2020, an application (No. Y/NE-KTS/13) submitted by the same applicant as A/NE-KTS/465 to increase the PR and BH restrictions was received by the Board, and is under processing. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
MOS 2 (Plan 44)	Near Lok Wo Sha, Ma On Shan, Sha Tin, New Territories (zoned "CDA(1)" on Ma On Shan OZP) (12.74 ha) (multiple ownership)	17	<ul style="list-style-type: none"> The subject "CDA(1)" zone comprises three portions, i.e. STTL 502 (a comprehensive residential and commercial development, namely Double Cove), STTL 574 (a comprehensive residential development) and STTL 600 (City University's student hostel). The "CDA(1)" zone is the subject of 17 previous applications ((Nos. A/MOS/61, 61-1 to 61-12 (in which 61-9 and 61-10 are invalid), 82, 82-1, 87, 87-1, 87-2 and 96)). An application (No. A/MOS/61) for comprehensive residential development with commercial and GIC facilities was first approved with conditions by the Board upon review on 20.5.2005. Since then, 16 applications for amendments to the previously approved scheme or fresh s.16 applications were approved with conditions by the D of Plan under the delegated authority of the Board or by the Committee. <p>STTL 502</p> <ul style="list-style-type: none"> The land grant was executed on 4.2.2010 and the development was complete in 2017. <p>STTL 574</p> <ul style="list-style-type: none"> The land grant was executed on 6.12.2012 and the development was complete in 2018.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
			<p>Proposed STTL 600</p> <ul style="list-style-type: none"> The subject lot is the subject of an application (No. A/MOS/96) approved by the Committee on 8.8.2014 for proposed student hostel. LandsD is processing the application of a proposed Private Treaty Grant by City University. The applicant is revising the MLP for compliance with approval conditions. General BPs of the approved scheme were approved between 2015 and 2019. As the applicants are taking steps to implement the proposal, the “CDA(1)” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
SK 3 (Plan 45)	<p>Nam Pin Wai Road, Sai Kung, New Territories</p> <p>(zoned “CDA” on Ho Chung OZP)</p> <p>(1.31 ha)</p> <p>(multiple ownership)</p>	26	<ul style="list-style-type: none"> The “CDA” site was designated on 20.5.1994. The boundary and development parameters of the “CDA” site were reviewed by the Board on 23.10.1998 during consideration of objections, which were subsequently upheld by the Board. Amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 23.4.1999. Application (No. A/SK-HC/123) covering the southern portion of the subject “CDA” zone was rejected by the Board on review on 22.9.2006. An appeal for the application (No. S/SK-HC/124) covering the northern portion of the “CDA” site was allowed by the TPAB on 16.7.2013. One of the approval conditions has been partially complied with in March 2017. An application (No. A/SK-HC/124-1) for EOT for commencement of development was approved with conditions by the D of Plan under the delegated authority of the Board on 22.6.2017, the permission was extended until 16.7.2021. Relevant land exchange is in progress. For this part of the Site, the “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. For the southern part of the Site, it covers the ex-sauce production factory which partly falls

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
			<p>within a floodplain. The “CDA” zoning is proposed to be retained to ensure the incorporation of necessary environmental mitigation measures and the provision of adequate drainage and sewerage facilities to minimize flooding hazard to the area.</p> <ul style="list-style-type: none"> The boundary of the “CDA” site will be reviewed taken into account the latest development progress of the “CDA” site.
SK 4 (Plan 46)	<p>Various lots in DD229 and adjoining Government land, Clear Water Bay, Sai Kung, New Territories (Ex-Shaw Brothers’ Studio)</p> <p>(zoned “CDA(2)” on Clear Water Bay Peninsula North OZP)</p> <p>(7.85 ha)</p> <p>(multiple ownership)</p>	19	<ul style="list-style-type: none"> An application (No. A/SK-CWBN/33) for proposed comprehensive development with residential, commercial and residential institution uses and minor relaxation of development restrictions was approved with conditions by the Committee on 14.11.2014, the permission was subsequently extended until 14.11.2022 (Application No. A/SK-CWBN/33-1). All approval conditions have yet to be complied with. The Antiquities and Monuments Office completed assessments of the heritage value of the site and grading proposal was considered by the Antiquities Advisory Board (AAB) on 17.9.2015 and 3.3.2016. The AAB confirmed that the whole site of the Shaw Studio be accorded with a Grade 1 status, while some of the individual buildings within the Shaw Studio be accorded with Grade 1, 2 or 3 status. An application (No. A/SK-CWBN/48) for proposed comprehensive development for residential, commercial and residential institution uses with minor relaxation of development restrictions with preservation-cum-development approach was approved with conditions by the Committee in 22.3.2019. All approval conditions have yet to be complied with. Land exchange of the “CDA” site was in-principle agreed by the Sai Kung DLC held on 24.6.2020. The applicant had accepted the provisional basic terms offer on 21.8.2020. In view of the above, the “CDA” designation of the site should be retained to ensure implementation of the approved MLP and

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
			compliance with approval conditions.
TKO-A1 (Plan 47)	Tseung Kwan O Area 86, New Territories (zoned “CDA” on Tseung Kwan O OZP) (34.80 ha) (multiple ownership)	22	<ul style="list-style-type: none"> The site was first designated “CDA” on 29.5.1998. The northern-eastern boundary of the site was extended on the OZP No. S/TKO/16 exhibited on 13.6.2008. This site is considered suitable for comprehensive development in phases to ensure that appropriate control on urban design and other aspects could be maintained. The first MLP of MTRCL’s comprehensive commercial and residential development within the “CDA” zone was approved with conditions by the Committee on 16.4.1999 under Application No. A/TKO/22. The MLP was subsequently amended several times with the latest MLP approved with conditions by the D of Plan under the delegated authority of the Board on 8.4.2020 under Application No. A/TKO/98-1. The private treaty grant for the site was signed in May 2002. Population intake commenced in mid-2009. The whole development would be completed by end of 2028 according to the revised development programme submitted by MTRCL on 29.10.2018. The “CDA” designation should be retained to ensure implementation of the site in accordance with the approved MLP and compliance with approval conditions.
TW 33 (Plan 48)	Ma Wan Town, New Territories (zoned “CDA” on Ma Wan OZP) (9.01 ha) (multiple ownership)	28	<ul style="list-style-type: none"> The subject “CDA” site covers mainly two portions, i.e. the proposed Ma Wan Park (Phases 1 and 2) and a proposed resort hotel. <u>Proposed Ma Wan Park</u> A total of 12 applications for Ma Wan Park (the Park) involving the subject “CDA” site and the adjoining “OU (Recreation and Tourism Related Uses)”, “GB” and “G/IC” zones were approved by the Committee with conditions since 1994. The latest revised scheme (No. A/I-MWI/45) was approved with conditions by the Committee on 17.1.2014, the

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
			<p>permission of which was subsequently extended until 17.1.2022 by the D of Plan under the delegated authority of the Board at the request of the applicant.</p> <ul style="list-style-type: none"> • Land grant for the Park was executed on 31.3.2021. • Facilities within Phase 1 of the Park were completed, including mainly the Ma Wan Nature Garden, Noah’s Ark, Solar Tower, etc. For Phase 2 of the Park, the latest BPs for a new restaurant building and other M&E facilities (including sewage & stormwater pumping station and transformer room) were approved on 13.8.2020, 19.10.2020 and 30.10.2020. Some proposed facilities in Phase 2 are yet to be implemented, including the proposed restyled Ma Wan village, board walk, coastal walk, sunset point, etc. • There are a total of 15 approval conditions for the latest revised scheme under application No. A/I-MWI/45. Most of them have been partially complied with, including the design of façade treatment of existing village structures, submission of emergency vehicular access (EVA), footpaths, loading/unloading (L/UL) and drop-off areas, submission of ecological impact assessment, etc. <p><u>Proposed Resort Hotel</u></p> <ul style="list-style-type: none"> • An application for a proposed resort hotel at the southeastern corner of the “CDA” site, together with the adjoining “OU (Recreation and Tourism Related Uses)” site, was approved with conditions by the Committee on 5.10.2001 (Application No. A/I-MWI/20) and was extended twice until 5.10.2010. On 3.5.2010, an application (No. A/I-MWI/20-2) for minor amendment to the approved scheme was approved with conditions by the Committee on 13.8.2010. Some of the approval conditions have been partially complied with including the submission of landscape master plan, design of EVA, water supplies for fire fighting and fire services installations, design of lay-by, L/UL,

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Retention
			<p>passing-bay, etc. The development is deemed to have commenced as the BPs were approved on 29.9.2010 although it has not yet been implemented.</p> <ul style="list-style-type: none"> • In view of the above, the “CDA” designation should be retained to ensure implementation of approved MLPs and compliance with the approval conditions of the proposed Ma Wan Park and resort hotel.

List of “CDA” Sites with Approved MLP and Already Agreed for Rezoning
(Total: 9 - NTW 22, NTW 29, NTW 33, NTW 44, YL 1, NTE 22, SK-A2, SK 5 and TW 32)
(Plans 49 to 57)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Progress for Rezoning
NTW 22 (Plan 49)	Various lots in DD 121 & 127, Castle Peak Road, Hung Shui Kiu, Yuen Long, New Territories (Uptown) (zoned “CDA” on Tong Yan San Tsuen OZP) (2.33 ha) (multiple ownership)	24	<ul style="list-style-type: none"> The residential development at the majority of the “CDA” site has been completed and all planning conditions have been discharged. The OP and CC were issued on 31.5.2011 and 28.9.2011 respectively. On 15.3.2013, the Committee agreed to rezone the “CDA” site to a residential zone to reflect the as-built condition and approved uses. Part of the “CDA” site on the eastern edge is subject to an application (No. A/YL-TYST/870) for proposed social welfare facility (residential care home for the elderly (RCHE)), which was approved with conditions by the Committee on 4.5.2018 with validity until 4.5.2022. The proposed RCHE is yet to be commenced. There are, however, some residual private lots on the eastern, western and southern edges of the “CDA” site that are not covered by the aforesaid planning permission. These lots are currently being occupied by various temporary uses. The land use zonings for the residual portion of the “CDA” site would be reviewed and proposed amendments to the OZP for the entire “CDA” zone will be submitted to the Committee for consideration in due course.
NTW 29 (Plan 50)	Junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Lam Tei, Tuen Mun, New Territories (zoned “CDA” on Lam Tei and Yick Yuen OZP) (5.08 ha)	24	<ul style="list-style-type: none"> The development (known as “The Sherwood”) at the majority of the “CDA” site has been completed. The lease was executed on 18.2.2002. There are some residual private lots on the southern, eastern and northern edges of the “CDA” zone not covered by the planning permission. These lots are currently occupied by residential dwellings, godown, rural workshops and real estate agency. On 18.3.2011, the Committee agreed to rezone the site to reflect its existing use.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Progress for Rezoning
	(multiple ownership)		<ul style="list-style-type: none"> On 28.11.2014, the proposed rezoning of the “CDA” site (among others) was submitted to the Committee for consideration. The Committee decided that further study should be conducted by relevant Government departments to ascertain the most suitable use of the residual area along Lam Tei Main Street. The adjacent land parcels of the “CDA” site are shortlisted as one of the brownfield clusters for public housing development and CEDD commenced the EFS in June 2020 to review the feasibility for public housing development at the concerned sites. The land use zonings for the residual portion of the “CDA” site would be reviewed upon finalization of the above EFS and proposed amendments to the OZP for the entire “CDA” zone will be submitted to the Committee for consideration in due course.
NTW 33 (Plan 51)	<p>Tuen Mun Area 56, Tuen Mun, New Territories</p> <p>(zoned “CDA” on Tuen Mun OZP)</p> <p>(5.62 ha)</p> <p>(multiple ownership)</p>	23	<ul style="list-style-type: none"> The latest application (No. A/TM/331) with MLP for comprehensive residential development at the “CDA” site was approved with conditions by the Committee on 14.9.2007. An application (No. A/TM/331-2) for minor amendment to the approved scheme was approved with conditions by the D of Plan under delegated authority of the Board on 31.5.2011. The “CDA” has been developed into a residential development but several unacquired private lots has yet to be developed under Phase 1A. In view that the developer is not able to acquire the private lots nearly 10 years after the issuance of OP, it appears that there is little prospect that the Phase 1A could be implemented. On 17.5.2019, the Committee agreed to rezone the site to reflect the as-built residential uses. The site will be rezoned when opportunity arises.
NTW 44 (Plan 52)	East of Ping Ha Road and North of Castle Peak Road, Ping Shan, Yuen Long, New	18	<ul style="list-style-type: none"> The site comprises southern and northern portions. Development on the southern part of the “CDA” site (known as Green Orchid) has been completed and all the approval conditions

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Progress for Rezoning
	<p>Territories</p> <p>(zoned “CDA” on Ping Shan OZP)</p> <p>(1.52 ha)</p> <p>(multiple ownership)</p>		<p>were complied with. On the other hand, no development proposals for the northern part of the “CDA” site which is located to the east of Ping Ha Road that is subject to severe traffic congestion, had been received.</p> <ul style="list-style-type: none"> On 18.3.2011, the Committee agreed to rezone the “CDA” to appropriate zonings to reflect the completed residential development and approved uses. The adjacent land parcels of the “CDA” site are shortlisted as one of the brownfield clusters for public housing development and CEDD commenced the EFS in February 2021 to review the feasibility for public housing development at the concerned sites. The land use zonings for the residual portion of the “CDA” site would be reviewed upon the finalization of the above EFS and proposed amendments to the OZP for the entire “CDA” zone will be submitted to the Committee for consideration in due course.
YL 1 (Plan 53)	<p>Junction of Yuen Lung Street and Yuen Ching Road, Yuen Long, New Territories</p> <p>(zoned “CDA” on Yuen Long OZP)</p> <p>(2.37 ha)</p> <p>(multiple ownership)</p>	22	<ul style="list-style-type: none"> As the residential development at the site (known as YOHO Town) was completed, the Committee agreed to rezone the site to “R(A)” on 21.3.2003. OP was issued on 4.8.2004. The Committee agreed on 22.5.2015 that there was no imminence of rezoning this site, given that the site was occupied by a pure residential development under multiple ownership for which modification of the uses was unlikely. The site will be rezoned upon completion of 2 other “CDA” sites to the north, i.e. YOHO Town Phase 2 (NTW 6) (Plan 24) and YOHO Town Phase 3 (NTW 5) (Plan 23) in a comprehensive manner.
NTE 22 (Plan 54)	<p>Che Kung Temple Station, Ma On Shan Rail, Sha Tin, New Territories</p> <p>(zoned “CDA(1)” on</p>	20	<ul style="list-style-type: none"> An application (No. A/ST/554) for comprehensive residential development with retail shops and kindergarten was approved with conditions by the Committee on 31.5.2002, the permission was subsequently extended until 31.5.2010 (Application No. A/ST/544-1).

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Progress for Rezoning
	Sha Tin OZP) (1.81 ha) (multiple ownership)		<ul style="list-style-type: none"> • Amendments to the approved scheme were approved on 21.2.2007 and 23.1.2009. • On 27.5.2010, the applicant submitted an application under No. A/ST/707 for proposed amendments (with minor relaxation of maximum GFA) to the previously approved scheme (Application No. A/ST/554-3) to include the covered landscaped area on G/F. The application was approved with conditions by the Committee on 16.7.2010. • All approval conditions were fulfilled. OP and CC were issued on 28.9.2012 and 19.4.2013 respectively. • Adequate flexibility has already been allowed for the subsequent modification of uses within the development under the approved MLP. The retention of the “CDA(1)” zoning at this stage would not be over-restrictive or invite unnecessary applications. • The “CDA” site will be rezoned in the forcoming OZP amendment.
SK-A2 (Plan 55)	Various lots in DD 227 and 229 and adjoining Government land, Tai Po Tsai, Clear Water Bay, Sai Kung, New Territories (zone “CDA(1)” on Clear Water Bay Peninsula North OZP) (6.68 ha) (multiple ownership)	19	<ul style="list-style-type: none"> • The latest application (No. A/DPA/SK-CWBN/12) for comprehensive development at the site was approved with conditions by the Committee on 19.11.2004, the permission was extended until 19.11.2011. • All the approval conditions have been complied with. • The OP was issued on 15.9.2016. • As the development at this Site is completed, the site will be rezoned to reflect the as-built residential uses when opportunity arises.
SK 5 (Plan 56)	Northwest of Mei Fuk Street, Sai Kung, New Territories (zoned “CDA(2)” on Sai Kung Town OZP)	16	<ul style="list-style-type: none"> • Application (No. A/SK-SKT/8) for a proposed comprehensive residential development was approved by the Committee on 7.2.2014. • Minor amendments to the approved development scheme under Application No. A/SK-SKT/8-1 were approved with conditions by the D of Plan under the delegated authority

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Progress for Rezoning
	(1.6 ha) (single ownership)		<p>of the Board on 13.1.2015. All approval conditions have been complied with.</p> <ul style="list-style-type: none"> • The comprehensive residential development at the site has been completed. OP and CC were issued on 20.10.2017 and 26.1.2018 respectively. • The site will be rezoned to reflect the existing development when opportunity arises.
TW 32 (Plan 57)	<p>Park Island, Tung Wan & Tung Wan Tsai, Ma Wan, New Territories</p> <p>(zoned “CDA” on Ma Wan OZP)</p> <p>(21.19 ha)</p> <p>(multiple ownership)</p>	20	<ul style="list-style-type: none"> • The development of the Park Island has been approved since 1994. A total of 12 applications are involved. The latest approved application (No. A/I-MWI/38) was approved with conditions by the D of Plan under delegated authority of the Board on 21.7.2006 and the MLP was deposited in the Land Registry in July 2007. • OP for the last phase (Phase 6) of Park Island was issued on 30.6.2009. • Most of the approval conditions have been discharged with only one approval condition (b) regarding the submission and implementation of a revised landscape master plan is still outstanding. The implementation of the landscape proposal for the Park Island development were considered acceptable by phases between 2000 and 2014. Since the subject “CDA” zone comprises both the Park Island development and some other facilities including the sewage treatment plant and the refuse transfer station, to fully comply with the approval condition (b), the applicant was requested on 28.11.2016 to submit information to confirm the implementation of the revised landscape master plan at the remaining part of the “CDA” zone which includes the sewage treatment plant and the refuse transfer station area. • Despite that some submissions were made by the applicant in this regard, they were yet to be considered acceptable. Reminders were issued on 27.11.2018, 29.4.2019, 6.6.2019, 17.1.2020, 17.6.2020 and 14.10.2020 to follow-up on the matter. The applicant has subsequently made a submission on 29.1.2021 for compliance with the said approval condition but was considered

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Progress for Rezoning
			<p>not acceptable.</p> <ul style="list-style-type: none"> • Upon discharge of the outstanding approval condition, the site could be rezoned to reflect the as-built residential, GIC and commercial uses when opportunity arises.

“CDA” Site with Approved MLP and Proposed for Rezoning
(Total: 5 – NTW 37, NTW 38, YL 3, MOS 3 and MOS 4)
(Plans 58 to 62)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Rezoning
NTW 37 (Plan 58)	Area 115, Tin Shui Wai, New Territories (zoned “CDA” on Yuen Long OZP) (6.44 ha) (single ownership)	23	<ul style="list-style-type: none"> As the site is in close proximity to the Hong Kong Wetland Park (HKWP), “CDA” zoning is intended to ensure the design of the proposed development would have no adverse impacts on the HKWP. The site was sold by tendering in mid-2014 for private residential development required to be completed by September 2021. An application (No. A/TSW/63) for a proposed comprehensive residential development with commercial uses on the site was submitted on 29.7.2015 and approved with conditions by the Committee on 20.11.2015. The latest application (No. A/TSW/63-1) was approved by the D of Plan on 19.4.2017 under the delegated authority of the Board. The BPs were approved on 29.6.2017 and 13.4.2018. Development is completed. The OP was issued on 19.11.2020. Compliance of approval conditions is at an advanced stage. The site is suggested to be rezoned to reflect the existing development when opportunity arises.
NTW 38 (Plan 59)	South of West Rail Tin Shui Wai Station, Yuen Long, New Territories (zoned “CDA” on Hung Shui Kiu OZP) (3.48 ha) (single ownership)	21	<ul style="list-style-type: none"> In order to meet the Government’s housing target of providing some 17,000 Home Ownership Scheme (HOS) flats over four years starting from 2016/17 onwards and thereafter an annual average of 5,000 HOS flats, the site was identified for the development of HOS units. On 25.10.2013, the Committee endorsed the PB for the HOS development at the site. An application (No. A/YL-PS/440) for proposed comprehensive flats (HOS), commercial and public transport terminus development submitted by the Housing Department (HD) was approved by the

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2021)	Justifications for Rezoning
			<p>Committee on 4.4.2014.</p> <ul style="list-style-type: none"> The latest BP was approved by the Independent Checking Unit of the HD on 21.4.2016. The development is completed. The site is suggested to be rezoned to reflect the existing development when opportunity arises.
YL 3 (Plan 60)	<p>South of West Rail Long Ping Station, Yuen Long New Town Area 2, New Territories (Sol City)</p> <p>(zoned "CDA" on Yuen Long OZP)</p> <p>(1.55 ha)</p> <p>(multiple ownership)</p>	22	<ul style="list-style-type: none"> The MLP for the proposed comprehensive residential development under Application No. A/YL/188 was approved with conditions by the Committee on 1.6.2012 and the latest application (No. A/YL/188-1) was approved with conditions by D of Plan under the delegated authority of the Board on 25.9.2014. The comprehensive residential development on the site has been completed and all approval conditions have been complied with. CC and OP were issued in July and September 2019 respectively. The site is suggested to be rezoned to reflect the existing development when opportunity arises.
MOS 3 (Plan 61)	<p>Southwestern Part of Whitehead Headland, Ma On Shan, Sha Tin, New Territories</p> <p>(zoned "CDA(2)" on Ma On Shan OZP)</p> <p>(3.77 ha)</p> <p>(single ownership)</p>	9	<ul style="list-style-type: none"> An application (No. A/MOS/100) for proposed comprehensive residential development at the site was approved with conditions by the Committee on 2.1.2015. All approval conditions were fulfilled. OP and CC were issued on 9.1.2019 and 24.6.2019 respectively. As the development at this site is complete, the site would be rezoned to reflect the as-built residential uses when opportunity arises.
MOS 4 (Plan 62)	<p>Southeastern Part of Whitehead Headland, Ma On Shan, Sha Tin, New Territories</p>	9	<ul style="list-style-type: none"> The latest application (No. A/MOS/107) for proposed residential development with minor relaxation of gross floor area and building height restrictions was approved with conditions by the Committee on 6.11.2015. An application for minor amendment to the

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2021)	Justifications for Rezoning
	(zoned “CDA(3)” on Ma On Shan OZP) (2.35 ha) (single ownership)		<p>approved scheme under Application No. A/MOS/107-1 was approved with conditions by the D of Plan under delegated authority of the Board on 20.11.2017.</p> <ul style="list-style-type: none"> • All approval conditions were fulfilled. OP and CC were issued on 29.4.2020 and 9.10.2020 respectively. • As the development at this site is complete, the site would be rezoned to reflect the as-built residential uses when opportunity arises.