

**Review of Sites Designated “Comprehensive Development Area”  
on Statutory Plans in the New Territories for the Years 2019/21**

**1. PURPOSE**

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

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

**2. BACKGROUND**

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

**3. CURRENT SITUATION**

- 3.1 There are a total of 59 “CDA” sites in the New Territories by the end of March 2021, excluding 1 “CDA” site designated for less than 3 years. The current review has examined the 59 “CDA” sites that have been designated for more than 3 years (**Plans 1 to 5**), as follows:

(a) “CDA” Sites with no Approved Master Layout Plan (MLP)	19
(b) “CDA” Sites with Approved MLP	40
<b>Total</b>	<b>59</b>

## 4. THE REVIEW

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

#### *Sites Proposed for Retention (Total: 10)*

4.1.1 There are a total of 19 “CDA” sites designated for more than 3 years with no approved MLP, 10 of them are proposed for retention (**Appendix I**) and the status of these sites is summarised as follows:

- (a) proposals for **2** sites are actively being pursued with MLPs being prepared (NTE 13 and SK 6) (**Plans 11 and 13**);
- (b) approved MLPs for **2** sites have lapsed and the applicants are reviewing the development proposals for the sites (NTE 9 and SK-A1) (**Plans 10 and 12**);
- (c) **5** sites are subject to various planning concerns such as traffic, environmental, heritage and/or visual impacts which need to be properly addressed (NTW 3, NTW 53, NTW 54, NTW 55 and TKO 1) (**Plans 6 to 9 and 15**); and
- (d) **1** site (NTI 5) (**Plan 14**) is covered by a planning and engineering study on the future land use at Ex-Lamma Quarry (ELQ), and would not be considered for rezoning in the current review pending the Government’s review on the way forward and implementation of the ELQ.

4.1.2 The “CDA” designations are essential for providing guidance on the proper development of the sites. Detailed justifications for the proposed retention of these 10 sites are at **Appendix I**.

#### *Sites Subject to Review (Total: 9)*

4.1.3 The following 9 “CDA” sites with no approved MLP are subject to review on the zoning, site boundary and/or development intensity. Details of the sites are at **Appendix II** and summarised as follows:

- (a) NTW 9 (**Plan 16**) is the Lok On Pai ex-desalting plant located at Tuen Mun east. The site is on Government land and is currently occupied by temporary uses. The “CDA” site with plot ratio restriction of 1.3 and building height restriction (BHR) of 41mPD is a ready site for development. Given its large size (9 ha), 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;
- (b) NTW 17, 18 and 40 (**Plans 2 and 17, 18 and 20**) are under multiple ownership and mainly occupied by temporary structures. The sites are either in close proximity to or bisected by the proposed of Northern Link (NOL), which is a new railway project proposed under Railway Development Strategy 2014. In

December 2020, the Government invited the MTR Corporation Limited to commence detailed planning and design of the NOL. The exact alignment of the railway will have a major impact on the development potential, design and layout of the site. It is considered opportune to review the appropriate zoning and development intensity of the site with due regard to impending finalisation of the NOL alignment;

- (c) NTW 21 (**Plan 19**) is located off Tan Kwai Tsuen Road and to the north of Yuen Long Highway. The site is under single ownership and is currently occupied by temporary structures and a plant nursery. 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 site together with the adjoining land was shortlisted as one of the brownfield clusters for public housing development. The engineering feasibility study (EFS) for proposed public housing development being undertaken by the Civil Engineering and Development Department (CEDD) has commenced. The “CDA” designation of the site would be reviewed under the EFS;
- (d) NTW 43 (**Plan 21**) is located to the south-east of Tong Fong Tsuen and at the junction of Castle Peak Road/Ping Ha Road. The Light Rail Transit is running along its southern boundary. The site is currently occupied by temporary structures, godown and warehouse. It is subject to severe traffic congestion and industrial/residential (I/R) interface issues. Taking into account the above, the “CDA” zone would be reviewed to facilitate early implementation and ensure that the local traffic problem and I/R interface issue could be properly addressed; and
- (e) NTW 50, 51 and 52 (**Plan 22**) are bounded by Long Tin Road in the south, Long Ping Road in the east and West Rail Viaduct in the north. The sites are mainly occupied by some temporary structures, vehicle parks, open storage yards and workshops intermixed with residential dwellings. The sites are subject to adverse traffic, railway and industrial noise impact and infrastructure constraints. NTW 50 and 51 together with the adjacent land parcels are shortlisted as one of the brownfield clusters for public housing development. CEDD commenced an EFS in February 2021 to review the feasibility for public housing development at the site. The “CDA” zoning for the sites will be reviewed with regard to the finding of the EFS.

## **4.2 “CDA” Sites with Approved MLP (Total: 40)**

### *Sites Proposed for Retention (Total: 26)*

- 4.2.1 There are a total of 40 “CDA” sites that have been designated for more than 3 years with approved MLP, 26 of which are proposed for retention. These sites either have some progress in preparatory work prior to building construction or are at various stages of building construction and implementation. Retention of the “CDA” designations for them is considered necessary to ensure that they will be implemented in accordance with the approved MLPs and approval conditions.

Detailed justifications for the proposed retention of these sites are set out in **Appendix III** and summarised as follows:

- (a) **11** sites with construction works in progress or the developments partially completed (NTW 5, NTW 6, NTW 36, NTW 39, YL 2, NTE 4, NTE 20, NTE 21, MOS 2, TKO-A1 and TW 33) (**Plans 23 to 24, 27 to 28, 34, 36, 40 to 41, 44 and 47 to 48**);
- (b) **3** sites with building plans approved or under preparation and/or at various stages of implementation (NTW 31, NTW 41 and NTE 1) (**Plans 26, 29 and 35**);
- (c) **9** sites with land exchange/lease modification being processed or completed (NTW 8, NTW 56, NTW 57, NTE 5, NTE 14, NTE 18, NTE 23, SK 3 and SK 4) (**Plans 25, 32 to 33, 37 to 39, 42 and 45 to 46**);
- (d) **1** site with building plan(s) and land grant executed (NTW 42) (**Plan 30**); and
- (e) **2** sites with MLP approved in April 2018 and July 2019 and have not yet implemented (NTW 49 and NTE 24) (**Plans 31 and 43**).

*Sites already Agreed for Rezoning (Total: 9)*

4.2.2 There are a total of 9 “CDA” sites designated for more than 3 years with approved MLP which were agreed for rezoning (**Appendix IV**) in previous rounds of CDA Review. The current progress of these sites is summarised as follows:

- (a) since the residential development at the majority of the “CDA” site at Castle Peak Road, Hung Shui Kiu, Yuen Long (NTW 22) (**Plan 49**), known as Uptown, was completed, the Committee agreed to rezone the “CDA” site to a residential zone to reflect the as-built condition and approved uses on 15.3.2013. Part of the “CDA” site on the eastern edge was subject to a planning application No. A/YL-TYST/870, which was approved by the Committee with conditions on 4.5.2018, for proposed social welfare facility (residential care home for the elderly (RCHE)). The proposed RCHE is yet to be commenced. As there are some residual private lots on the western and southern edges not yet developed, the land use zoning will be reviewed and proposed amendments to the OZP for the entire “CDA” zone will be submitted to the Committee for consideration in due course;
- (b) the Committee has agreed to rezone the “CDA” site at the junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Tuen Mun (NTW 29) (**Plan 50**), and the southern part of the “CDA” site to the east of Ping Ha Road and north of Castle Peak Road, Ping Shan (NTW 44) (**Plan 52**) to appropriate zonings to reflect the completed residential development and approved uses on 18.3.2011. Since the adjacent land parcels of the above two “CDA” sites are shortlisted as two of the brownfield clusters for public housing development and CEDD commenced the respective EFSs in June 2020 and February 2021 to review the feasibility for public housing development at the concerned sites, the land use zoning of the residual portion of the sites would also be reviewed upon finalisation of the said EFSs. Proposed amendments to the OZPs for the

entire “CDA” zones will be submitted to the Committee for consideration in due course;

- (c) Phase 1 of the comprehensive residential development in Tuen Mun Area 56, Tuen Mun (NTW 33) (**Plan 51**), known as Avignon, was completed with the occupation permit (OP) issued on 8.8.2011, and with full compliance of all the approval conditions. For the remaining Phase 1A, since 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. The Committee agreed to rezone this site to reflect the as-built residential uses on 17.5.2019. The site will be rezoned when opportunity arises;
- (d) since the residential development at the “CDA” site at the junction of Yuen Lung Street and Yuen Ching Road, Yuen Long (YL 1) (**Plan 53**), known as YOHO Town, was completed, the Committee agreed to rezone the “CDA” site to “R(A)” to reflect the as-built condition and approved uses on 21.3.2003. This site, together with 2 other “CDA” sites to the north i.e. YOHO Midtown (YOHO Town Phase 2) (NTW 6) (**Plan 24**) and Grand YOHO (YOHO Town Phase 3) (NTW 5) (**Plan 23**) are developed by the same developer by phases. As Phases 2 and 3 are still at various stages of their development programmes, the site will be rezoned upon completion of these 2 phases in a comprehensive manner;
- (e) since the residential development at the “CDA” site at Che Kung Temple Station, Ma On Shan Rail, Sha Tin (NTE 22) (**Plan 54**), known as The Riverpark, was completed, the Committee agreed to rezone the “CDA” site to a residential zone to reflect the as-built condition and approved uses on 21.3.2014. The site will be rezoned in the forthcoming OZP amendment;
- (f) the comprehensive residential development in Tai Po Tsai, Clearwater Bay, Sai Kung (SK-A2) (**Plan 55**) was completed with the OP issued on 15.9.2016, and with full compliance of all the approval conditions. The site will be rezoned when opportunity arise;
- (g) the comprehensive residential development at the northwest of Mei Fuk Street, Sai Kung (SK 5) (**Plan 56**) was completed with the OP issued on 20.10.2017, and with full compliance of all the approval conditions. The site will be rezoned when opportunity arise; and
- (h) the comprehensive residential, Government, Institution and Community and commercial development at Park Island, Tung Wan and Tung Wan Tsai in Ma Wan (TW 32) (**Plan 57**) was completed with the OP for the last phase (Phase 6) issued on 30.6.2009. Compliance of approval conditions is at an advanced stage. Upon compliance with the outstanding approval condition, the site could be rezoned to appropriate zoning to reflect the as-built conditions when opportunity arises.

*Sites Proposed for Rezoning (Total: 5)*

4.2.3 The developments in the following 5 sites have been completed. It is proposed to

rezone the sites to appropriate zonings to reflect their as-built conditions and approved uses subject to full compliance with the approval conditions (if applicable) and when opportunity arises. Detailed justifications are at **Appendix V** and summarised as follows:

- (a) the comprehensive residential development (NTW 37) (**Plan 58**) in Area 115, Tin Shui Wai, New Territories was completed with OP issued on 19.11.2020. Compliance of approval conditions is at an advanced stage. Upon full compliance of the approval condition, the site could be rezoned to appropriate zoning to reflect the as-built conditions;
- (b) the comprehensive residential development for Home Ownership Scheme in (NTW 38) (**Plan 59**) at the South of West Rail Tin Shui Wai Station, known as Ping Yan Court, with full compliance of all the approval conditions;
- (c) the comprehensive residential development (YL 3) (**Plan 60**) to the south of West Rail Long Ping Station, Yuen Long New Town Area 2, known as Sol City, was completed and all approval conditions have been complied with. The CC and OP were issued in July and September 2019 respectively;
- (d) the comprehensive residential development at the southwestern part of Whitehead Headland, Ma On Shan (MOS 3) (**Plan 61**) was completed with the OP issued on 9.1.2019, and with full compliance of all the approval conditions; and
- (e) the residential development with minor relaxation of gross floor area restriction and BHR at the south-eastern part of Whitehead Headland, Ma On Shan (MOS 4) (**Plan 62**) was completed with the OP issued on 29.4.2020, and with full compliance of all the approval conditions.

#### *Questionnaires*

4.2.4 In accordance with the established practice, questionnaires were sent in late 2020/early 2021 to the developers or their agents for the “CDA” sites designated for more than 3 years and with approved MLP in order to have a better understanding on the implementation of the sites. The Planning Department has received a total of 10 replies.

4.2.5 From the replies, the following is noted:

- the approved “CDA” schemes are at different stages of implementation;
- there are no insurmountable difficulties on the developers’ side that would hinder the implementation of the approved schemes; and
- should there be any outstanding issues causing delays to the development, the developers or their agents are aware that the Board is monitoring the progress of the implementation of the approved schemes, and if necessary, they could approach the Planning Department for advice.

### 4.3 Summary

The following table summarises the proposals of the current review:

	<b>With No Approved MLP</b>	<b>With Approved MLP</b>	<b>Total</b>
<b>No. of Sites Proposed for Retention</b>	10 ( <b>Appendix I</b> )	26 ( <b>Appendix III</b> )	36
<b>No. of Sites Subject to Review</b>	9 ( <b>Appendix II</b> )	-	9
<b>No. of Sites Already Agreed for Rezoning</b>	-	9 ( <b>Appendix IV</b> )	9
<b>No. of Sites Proposed for Rezoning</b>	-	5 ( <b>Appendix V</b> )	5
<b>Total number of “CDA” sites designated for more than 3 years</b>			59

## 5. CONSULTATION

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

## 6. DECISION SOUGHT

6.1 Members are requested to:

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

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

**ATTACHMENTS**

<b>Appendix I</b>	List of “CDA” Sites with No Approved MLP and Proposed for Retention
<b>Appendix II</b>	List of “CDA” Sites with No Approved MLP and Subject to Review
<b>Appendix III</b>	List of “CDA” Sites with Approved MLP and Proposed for Retention
<b>Appendix IV</b>	List of “CDA” Sites with Approved MLP and already Agreed for Rezoning
<b>Appendix V</b>	List of “CDA” Sites with Approved MLP and Proposed for Rezoning
<b>Plan 1</b>	Location Plan of “CDA” Sites in Tuen Mun and Yuen Long West District
<b>Plan 2</b>	Location Plan of “CDA” Sites in Fanling/Sheung Shui and Yuen Long East District
<b>Plan 3</b>	Location Plan of “CDA” Sites in Sha Tin, Tai Po and North District
<b>Plan 4</b>	Location Plan of “CDA” Sites in Sai Kung and Islands District
<b>Plan 5</b>	Location Plan of “CDA” Sites in Ma Wan
<b>Plans 6 to 62</b>	Extract Plans of Individual “CDA” Sites

**Planning Department**  
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