

**Review of Sites Designated “Comprehensive Development Area”
on Statutory Plans in the New Territories for the Years 2021/23**

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 2021/2023 (i.e. 1.4.2021 to 31.3.2023). The review will assist the Committee in:

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

2. BACKGROUND

On 7.5.1999, the Town Planning Board (the Board) endorsed the Town Planning Board Guidelines for Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments. The Board also agreed that the review of the “CDA” sites designated for more than three years should be conducted on an annual basis. In considering the CDA Review in 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 could be carried out biennially in order to streamline the workflow and save the resources. Upon agreement by the Board on 1.4.2016, the above Guidelines was revised accordingly. The last CDA Review was considered by the Committee on 28.5.2021.

3. CURRENT SITUATION

- 3.1 Since the last CDA Review, six “CDA” sites have been rezoned to various residential zonings to reflect the completed development (NTE 22, NTW 33, MOS 3, MOS 4 and YL 3) or take forward a partially agreed s.12A planning application (NTE 13)¹. The current review covers the remaining 53 “CDA” sites in the New Territories by

¹ Six “CDA” sites include: (i) Che Kung Temple Station, Ma On Shan Rail, Sha Tin (NTE 22) (rezoned to “Residential (Group A)7”); (ii) Tuen Mun Area 56, Tuen Mun (NTW 33) (rezoned to “Residential (Group B)”); (iii) Southwestern Part of Whitehead Headland, Ma On Shan, Sha Tin (MOS 3) (rezoned to “Residential (Group C)4”); (iv) Southeastern Part of Whitehead Headland, Ma On Shan, Sha Tin (MOS 4) (rezoned to “Residential (Group C)5”); (v) Area covering the Public Transport Interchange associated with the West Rail Long Ping Station, Yuen Long New Town Area 2 (Southern Site) (YL 3) (rezoned to “Residential (Group A)8”); and (vi) North of Fanling Highway near Yin Kong, Kwu Tung (NTE 13) (rezoned to “Residential (Group B)2” and “Residential (Group C)1”).

end March 2023 (**Plans 1 to 5**), excluding one “CDA” site designated for less than three years². Among them, 17 are without valid approved Master Layout Plan (MLP) and 36 with approved MLP.

4. THE REVIEW

4.1 “CDA” Sites with No Valid Approved MLP (Total: 17)

Sites Proposed for Retention (Total: 8)

4.1.1 The status of these sites is summarised as follows:

- (a) approved MLP for **one** site under single ownership for the comprehensive redevelopment of an existing soy sauce factory near Ma Liu Shui San Tsuen in Fanling lapsed in 2010. The applicant is currently reviewing the relocation proposal (NTE 9) (**Plan 10**);
- (b) **six** sites (four under single ownership) at Tai Kiu Village in Yuen Long, Tsun Wen Road/Kin On Street in Tuen Mun, Kap Pin Long in Sai Kung and Ying Yip Road in Tseung Kwan O (NTW 3, NTW 53, NTW 54, NTW 55, SK-A1 and TKO 1) (**Plans 6, 7, 8, 9, 11 and 13**) are subject to various constraints on traffic, environmental, heritage and infrastructural aspects. NTW 53, 54 and 55 are located together and sandwiched between the Tuen Ma Line Tuen Mun Station and a large area zoned “Industrial”. A s.12A application (No. Y/TM/28) for rezoning NTW 53 and 54 and area shown as ‘Road’ to “Commercial (2)” is tentatively scheduled for consideration by the Committee on 19.5.2023; and
- (c) **one** site under single ownership (NTI 5) (**Plan 12**) is located close to the Ex-Lamma Quarry (ELQ). The “CDA” site would be reviewed pending the Government’s review on the way forward and implementation of the ELQ.

4.1.2 Taking into account the above, the “CDA” designation of these sites is essential for providing planning guidance and control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Detailed justifications for retaining the “CDA” designation are set out in **Appendix I**.

Sites Subject to On-going Review (Total: 8)

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

- (a) NTW 9 (**Plan 14**) is the Lok On Pai ex-desalting plant located at Tuen Mun east. Subject to improvements on infrastructural and traffic capacities in the wider area, there may be scope to review the development potential of this large piece of Government land (9 ha). The “Study for Developments of Tuen Mun East

² The “CDA” site at North of Kam Hang Road, Kwu Tung.

and Adjacent Green Belt Cluster – Feasibility Study” covering the site and other sites in Tuen Mun East would be commissioned to ensure that the traffic, environmental and infrastructural constraints could be properly addressed for any proposed increase of development intensity. In the interim, the site will be temporarily used for light public housing development;

- (b) NTW 17, 18 and 40 (**Plans 15, 16 and 18**) under multiple ownership are either in close proximity to or bisected by the proposed Northern Link (NOL). In December 2020, the Government invited the MTR Corporation Limited to commence detailed planning and design of the NOL. The design of the NOL Phase 2 (NOL Main Line) will be completed in 2023 to allow construction in 2025.
 - (i) having considered the proposed NOL and changing planning circumstances in the area, the Planning Department (PlanD) and Civil Engineering and Development Department (CEDD) jointly commissioned in November 2021 for completion by end 2024 tentatively the Ngau Tam Mei Land Use Review Study to examine, among others, the prospect of increasing housing sites and unleashing the development potential brought about by the proposed NOL. The study is reviewing the land use of a wider area covering NTW 17 and 18 (**Plans 15 and 16**);
 - (ii) for NTW 40 (**Plan 18**), the exact alignment of the railway will have a major impact on the development potential, design and layout of the site. Hence, it is considered opportune to review the appropriate zoning and development intensity of these sites with due regard to the impending finalisation of the NOL alignment;
- (c) NTW 21 (**Plan 17**) under single ownership is located off Tan Kwai Tsuen Road and to the north of Yuen Long Highway. The last planning permission lapsed in 2009 as the issue of road access is yet to be resolved. The site together with the adjoining land parcels to the north and east has been shortlisted as one of the brownfield clusters for public housing development. The engineering feasibility study (EFS) for proposed public housing development undertaken by the CEDD had commenced in June 2020 for completion in 2023 tentatively. The “CDA” designation of the site would be reviewed with regard to the findings of the EFS; and
- (d) NTW 50, 51 and 52 (**Plan 19**) under multiple ownership are bounded by Long Tin Road, Long Ping Road and Tuen Ma Line Viaduct. The sites are subject to adverse traffic, railway and industrial noise impact and infrastructural constraints. NTW 50 and 51 together with the adjacent land parcels are shortlisted as one of the brownfield clusters for public housing development, and the CEDD had commenced a related EFS in February 2021 for completion in 2023 tentatively. The “CDA” designation for the sites would be reviewed with regard to the findings of the EFS. Part of the site of NTW 52 and the adjoining land parcels to the north are covered by a Land Sharing Pilot Scheme (LSPS) application for public and private housing, which has obtained Chief Executive in Council in-principle endorsement. The OZP will be amended to facilitate the LSPS subject to confirmation of the technical feasibility and

development parameters. The remaining portion of the “CDA” site will then be reviewed taking account of the surrounding land uses and infrastructural constraints.

Site Proposed for Rezoning (Total: 1)

- 4.1.4 NTW 43 (**Plan 20**) under multiple ownership is abutting Castle Peak Road – Ping Shan and the Light Rail Transit. The area is subject to severe traffic congestion and industrial/residential interface problems. On 22.4.2022, the Committee agreed a s.12A application (No. Y/YL-PS/4) for rezoning part of the “CDA” site and the adjoining “Village Type Development” zone to “Residential (Group B)2” for proposed residential-cum-social welfare development. The remaining portion of the “CDA” site with two factory buildings at the eastern portion of the site is proposed to be rezoned to appropriate zoning so as to facilitate early transformation of the area without compromising the environmental and traffic concerns. Corresponding amendments to the OZP will be proposed when opportunity arises. Details of the site are at **Appendix III**.

4.2 “CDA” Sites with Approved MLP (Total: 36)

Sites Proposed for Retention (Total: 25)

- 4.2.1 Among the 36 “CDA” sites with approved MLP, 25 are proposed for retention. These sites are progressing towards implementation or are at various stages of building construction and implementation. Retention of the “CDA” designation is necessary to ensure implementation in accordance with the approved MLPs and fulfilment of approval conditions. Detailed justifications for retaining the “CDA” designation are set out in **Appendix IV** and summarised as follows:
- (a) **eleven** sites with construction works in progress or the developments partially completed (NTW 5, NTW 6, NTW 8, NTW 39, YL 2, NTE 4, NTE 20, NTE 21, MOS 2, TKO-A1 and TW 33) (**Plans 21, 22, 23, 25, 30, 32, 36, 37, 40, 44 and 45**);
 - (b) **nine** sites with building plans approved, and/or land exchange/lease modification being processed/completed (NTW 31, NTW 41, NTW 56, NTW 57, NTE 5, NTE 18, SK 3, SK 4 and SK 6) (**Plans 24, 26, 28, 29, 33, 35, 41, 42 and 43**);
 - (c) **five** sites with MLP approved between 2003 and 2021 are yet to be implemented (NTW 49, NTE 1, NTE 14, NTE 23 and NTE 24) (**Plans 27, 31, 34, 38 and 39**). For NTW 49 in Kam Tin, planning approval for transitional housing development was granted by the Committee on 24.9.2021. For NTE 1 in Sheung Shui and NTE 14, 23 and 24 in Kwu Tung, s.12A applications to increase the development intensity of these sites were agreed/partially agreed by the Committee between 2019 and 2023. NTE 14 was rezoned to “CDA(1)” with higher development intensity in March 2021 with the latest MLP approved with conditions by the Committee on 26.8.2022. The proposed amendments to the OZPs for NTE 1, 23 and 24 (remain as “CDA” but subject to higher development intensity) were agreed by the Committee on 21.4.2023.

Site Subject to On-going Review (Total: 1)

- 4.2.2 NTW 42 (**Plan 46**) under multiple ownership is located at Shek Wu Wai, Yuen Long and bisected by the proposed NOL. The design of the NOL Phase 2 (NOL Main Line) will be completed in 2023 to allow construction in 2025. The land uses of the wider area covering NTW 42 are being reviewed under the “Study on Phase One Development of New Territories North – San Tin/Lok Ma Chau Development Node (ST/LMC DN) – Feasibility Study”. An initial land use plan was proposed and made available for consultation in March 2021. The land use proposals for the ST/LMC DN are being finalised under an Investigation Study, and the Government plans to commence consultation on the proposed land uses in Q2 2023. The “CDA” zoning will be reviewed in a timely manner with due regard to the impending finalisation of the ST/LMC DN Study. Details of the site are at **Appendix V**.

Sites Already Agreed for Rezoning in Previous Rounds of CDA Review (Total: 9)

- 4.2.3 There are nine “CDA” sites with developments completed/partially completed. They were agreed for rezoning in the previous rounds of CDA Review (**Appendix VI**). These sites would be rezoned to appropriate zoning when opportunity arises, subject to completion of remaining development or resolution of outstanding issues of a few sites. The progress of these sites is summarised as follows:
- (a) the residential development at the majority of the “CDA” site at Castle Peak Road – Hung Shui Kiu, Yuen Long (NTW 22) (**Plan 47**), known as Uptown, was completed in 2011. The remaining part of the “CDA” site on the eastern portion is subject to an approved planning application for proposed social welfare facility (residential care home for the elderly (RCHE)), and the land exchange of the proposed RCHE was executed on 13.4.2022. As some residual private lots on the eastern, western and southern portions are yet to be developed, the land use zoning will be reviewed holistically;
 - (b) the residential development at the majority of the “CDA” site at the junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Tuen Mun (NTW 29) (**Plan 48**), known as The Sherwood, was completed in 2005. The land parcels to the northeast outside the “CDA” site have been shortlisted as one of the brownfield clusters for public housing development and the CEDD had commenced the related EFS in June 2020 for completion in 2023 tentatively. The land use zoning of the residual portions on the northern, eastern and southern portions of the site will be reviewed upon finalisation of the said EFS;
 - (c) the residential development in Tin Shui Wai Area 115 (NTW 37) (**Plan 49**), known as Wetland Seasons Park, was completed in 2020;
 - (d) the residential development at the south of Tuen Ma Line Tin Shui Wai Station (NTW 38) (**Plan 50**), known as Ping Yan Court, was completed in 2018;
 - (e) the residential development on the southern portion of the “CDA” site to the east of Ping Ha Road and north of Castle Peak Road – Ping Shan (NTW 44) (**Plan 51**), known as Green Orchid, was completed in 2006. On the other hand,

no development proposal for the northern portion of the “CDA” site has been received. Together with the proposed rezoning of NTW 43 (**Plan 20**) to the west of the site as mentioned in paragraph 4.1.4 above, the site is proposed to be rezoned to appropriate zoning so as to facilitate early transformation of the area while addressing the environmental and traffic concerns and to reflect the completed development;

- (f) the residential development at the junction of Yuen Lung Street and Yuen Ching Road, Yuen Long (YL 1) (**Plan 52**), known as YOHO Town, was completed in 2004. The site together with three other “CDA” sites to the north, i.e. YOHO Town Phase 2 (YOHO Midtown on part of the site) (NTW 6) (**Plan 22**), YOHO Town Phase 3 (Grand YOHO) (NTW 5) (**Plan 21**) and the development atop Tuen Ma Line Yuen Long Station (The YOHO Hub) (YL 2) (**Plan 30**), are developed by the same developer by phases, except for a portion of NTW 6 which was resumed for subsidised housing development in June 2022. The site will be rezoned upon completion of these “CDA” developments in a comprehensive manner;
- (g) the residential development at 663 Clear Water Bay Road, Sai Kung (SK-A2) (**Plan 53**), known as Mount Pavilia, was completed in 2016;
- (h) the residential development at 8 Tai Mong Tsai Road, Sai Kung (SK 5) (**Plan 54**), known as The Mediterranean, was completed in 2017; and
- (i) the comprehensive residential, Government, Institution and Community and commercial development in Ma Wan (TW 32) (**Plan 55**), known as Park Island, was completed by phases between 2002 and 2009. Upon compliance with one outstanding approval condition regarding revised landscape master plan to cover the sewage treatment plant and refuse transfer station area, the site would be rezoned to reflect the completed development.

Site Proposed for Rezoning (Total: 1)

- 4.2.4 The residential development in Tin Shui Wai Area 112 (NTW 36) (**Plan 56**), known as Wetland Seasons Bay, was completed in 2022. Corresponding amendments to the OZP will be proposed to reflect the completed development when opportunity arises. Details of the site are at **Appendix VII**.

Questionnaires

- 4.2.5 In accordance with the established practice, questionnaires were sent in late 2022 to the developers or their agents for the 36 “CDA” sites with approved MLP to gauge a better understanding of the implementation of the sites. PlanD has received twelve replies.
- 4.2.6 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 PlanD for advice.

4.3 Summary

The following table summarises the proposals of the current review:

	With No Valid Approved MLP	With Approved MLP	Total
No. of Sites Proposed for Retention	8 (Appendix I)	25 (Appendix IV)	33
No. of Sites Subject to On-going Review	8 (Appendix II)	1 (Appendix V)	9
No. of Sites Already Agreed for Rezoning in Previous Rounds of CDA Review	-	9 (Appendix VI)	9
No. of Sites Proposed for Rezoning	1 (Appendix III)	1 (Appendix VII)	2
Sub-total	17	36	-
Total number of “CDA” sites designated for more than 3 years			53

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 **IV**;
- (c) note the sites which are subject to on-going review mentioned in paragraphs 4.1.3 and 4.2.2 and detailed at **Appendices II** and **V**;
- (d) note the previous agreement of the Committee to rezone the sites mentioned in paragraph 4.2.3 and detailed at **Appendix VI**; and

- (e) agree to the proposed rezoning of the sites mentioned in paragraphs 4.1.4 and 4.2.4 and detailed at **Appendices III and VII**.

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

ATTACHMENTS

Appendix I	List of “CDA” Sites with No Valid Approved MLP and Proposed for Retention
Appendix II	List of “CDA” Sites with No Valid Approved MLP and Subject to On-going Review
Appendix III	List of “CDA” Site with No Valid Approved MLP and Proposed for Rezoning
Appendix IV	List of “CDA” Sites with Approved MLP and Proposed for Retention
Appendix V	List of “CDA” Site with Approved MLP and Subject to On-going Review
Appendix VI	List of “CDA” Sites with Approved MLP and Already Agreed for Rezoning in Previous Rounds of CDA Review
Appendix VII	List of “CDA” Site with Approved MLP and Proposed for Rezoning
Plan 1	Location Plan of “CDA” Sites in Tuen Mun and Yuen Long West District
Plan 2	Location Plan of “CDA” Sites in Fanling/Sheung Shui and Yuen Long East District
Plan 3	Location Plan of “CDA” Sites in Sha Tin, Tai Po and North District
Plan 4	Location Plan of “CDA” Sites in Sai Kung and Islands District
Plan 5	Location Plan of “CDA” Sites in Ma Wan
Plans 6 to 56	Extract Plans of Individual “CDA” Sites

Planning Department
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