

**Response to Members' concerns and suggestions on
the Comprehensive Development Area (CDA) zoning**

at the LegCo Panel on Planning, Lands and Works Special Meeting held on 26 April 2002

Item	Suggestions/requests made by members	Response by Administration
(a)	<p>The Administration was requested:</p> <p>to provide the number of cases/applications submitted by private developers for amendment(s) to the approved master layout plans for CDA sites, and the subsequent changes in the number and size of residential units involved;</p>	<p>The information is at Appendix A attached.</p>
(b)	<p>To provide a list of the existing 114 CDA sites by types of land (Government land/Land allocated to Quasi-Government Bodies/Private</p>	<p>The information is at Appendix B attached.</p>

	Land), indicating which of them had been zoned as CDA for more than 3 years;	
(c)	<p>to establish a mechanism to protect the rights of owners concerned and to reduce the uncertainties due to the freezing of land for CDA zoning, e.g.</p> <p>(i) to impose a time period, say, a 5-year period for a site designated as CDA. If there is no development plan for the site after the 5-year period, the site should be rezoned for other uses;</p> <p>(ii) to shorten the 3-year period used as a selection benchmark for reviewing whether CDA zoning should be retained for the sites in question; and</p>	<p>The suggestion for imposition of a 5-year period for CDA sites has been studied before and is considered too rigid. It would not permit the Town Planning Board (TPB) to take into circumstances of individual sites. The current practice to undertake annual review of all CDA sites which have been designated for more than 3 years is a more flexible approach. The CDA zoning will only be retained for sites with positive prospects of implementation or will only be retained for sites with positive prospects of implementation, or where there are good reasons for retaining the CDA zoning. Otherwise, the CDA sites will be rezoned to other uses, or have their development intensity reviewed to see if it can be increased to enhance the incentive for development/redevelopment.</p> <p>As the general lead time for private development is usually about 3 years, annual review of the CDA zoning after its designation for 3 years is therefore considered appropriate. A shorter review period of less than 3 years may not achieve meaningful results.</p>

	<p>(iii) to compensate the owners concerned for being deprived of the right to develop the properties in question.</p>	<p>The suggestion to compensate owners concerned for being deprived of development right involves wide legal, financial and social implications. This would require in-depth study.</p> <p>The annual review of CDA sites is to enable close monitoring of the progress of CDA development. It would help avoid planning blight that might be resulted due to the freezing of piecemeal development of individual lots within the CDA zone.</p>
(d)	<p>To review the consultation process for designating a site as CDA to ensure that all relevant parties, including individual property/land owners, are notified of the proposed change.</p>	<p>The designation of CDA zoning is usually at the request of the developer/implementation agency and would require corresponding amendment to statutory town plans. To comply with the statutory requirements under the Town Planning Ordinance (the Ordinance), such designation would need to be notified in the Government gazette and local newspapers for public inspection. The provision under the Ordinance for affected persons to raise objections and make representations to amendments to statutory plans is itself a form of public consultation. Besides, the Planning Department, in conjunction with the relevant District Offices, would also conduct appropriate consultation with the District Council or other local bodies including the rural committees before or during the exhibition of the statutory plan. This would also help facilitate possible affected persons (including property/land owners) to be informed of the changes to the statutory plan.</p> <p>In the Town Planning Bill (the Bill) published in early 2000, proposal has been made</p>

to further improve the consultation process for the publication of statutory plans. Owing to the complexity of a number of issues involved in the proposals of the Bill, the Bills Committee was not able to complete consideration of the Bill and the Bills was dissolved in May 2000. Whilst it is noted that public views on certain complex issues are diverse, the Administration intends to proposed amendments to the Ordinance in stages. The first stage of amendments will focus on streamlining the planning approval procedures, expediting the plan-making process, enhancing the openness and user friendliness of the planning system and strengthening planning enforcement control.

Appendix A

Summary Table of the 65 CDA Sites With Approved MLP In Respect of Subsequent Changes In the Number and Size of Residential Units (Position as at March 2002)

Table A: Number of Submissions

No. of Submissions	No. of Cases
With More than 10 Submissions	4
With 6 to 10 Submissions	13
With 2 to 5 Submissions	30
With only 1 submission	18
Total	65

Table B: Changes in Unit Size

Changes	No. of Cases
Increase in Unit Size	8
Decrease in Unit Size	21
No Changes	27
Cases Not Involving Residential Units (include hotel)	9
Total	65

Table C: Changes in Number of Flats

Changes	No. of Cases
Increase in No. of Flats	26
Decrease in No. of Flats	5
No Changes	25
Cases not Involving Residential Units (include hotel)	9
Total	65

65 CDA Sites with Approved MLP
(Position as at March 2002)

No.	CDA Ref. No.	Location	No of Flats (1 st MLP Approval)	No of Flats (Last MLP Approval)	Average Flat size (m ²) (1 st MLP Approval)	Average Flat size (m ²) (Last MLP Approval)	No. of MLP submission
1	H1/H2	Area bounded by Kennedy Town New Praya, Davis Street, Catchick Street and Cadogan Street, Kennedy Town	1320	1142	53	55	6
2	H5	Queen Street	800	1148	56	56	7
3	H22	Wan Chai Road/ Tai Yuen Street	393	596	68	65	5
4	K1	“OU(CRA)” Hanoi Road	270	476	88	96	5
5	K3	Waterloo Road/ Yunnan Lane	C	576	C	50	7
6	K4	Argyle Street/Shanghai Street	C	C	C	C	8
7	TW10	Tsuen Wan Town Centre, Tsuen Wan (TWTL 398)	1160	1904	83-92	56	4
8	K28	CDA Site bounded by Sham Mong Road, Hing Wah Street West, West Kowloon Highway and Lai Po Road, Southwest Kowloon Reclamation Area	4700	4926	63	59	2
9	TW2	North of Lai King Hill Road, Kau Wah Keng, Kwai Chung	2520	-	75	-	1
10	K6	Hung Hom Bay Reclamation, KCRC Freightyard Extension (KIL 11077)	C	(S.A.)662	C	(S.A.)60	10
11	K26	West Rail Nam Cheong Station, CDA site at junction of Sham Mong Road and Tonkin Street West, Southwest Kowloon Reclamation Area (to be known as NKIL 6333)	4024	3933	75	76	2
12	TW28	West Rail Tsuen Wan West Station, Tsuen Wan Road, Tsuen Wan (to be known as TWTL 401)	3490	-	69	-	1
13	TW29	CDA site, area east of Wing Shun Street & adjoining Tsuen Wan Road, Tsuen Wan (to be known as TWTL 403)	1776	-	65	-	1
14	TW30	West Rail Tsuen Wan West Station CDA site, area west of Wing Shun Street & Adjoining Tsuen Wan Road, Tsuen Wan (to be known as TWTL 402)	752	-	85	-	1
15	NTW23	West of Hung Tin Road, Hung Shui Kiu, Yuen Long	1936	*	54	*	2
16	NTW 38	South of West Rail Tin Shui Wai Station	2500	-	68	-	1

No.	CDA Ref. No.	Location	No of Flats (1 st MLP Approval)	No of Flats (Last MLP Approval)	Average Flat size (m ²) (1 st MLP Approval)	Average Flat size (m ²) (Last MLP Approval)	No. of MLP submission
17	YL-A3/A4	Area covering the public transport interchange associated with the West Rail Long Ping Station, Yuen Long New Town Area 2 and Area 7	Area 2 900 Area 7 856	-	Area 2 68 Area 7 59	-	1
18	H20	Airport Railway Hong Kong Station (I.L. 8898)	C	C	C	C	8
19	K10	Airport Railway Olympic Station CDA Site, West Kowloon Reclamation	5250	1896	74	54	11
20	K11	Airport Railway Kowloon Station CDA Site, West Kowloon Reclamation	4558	5866	120	104	13
21	NTI 3	Tung Chung Town Centre (TCTL 1, 2, 3, 4 & 5)	10716	12558	70	74	12
22	TKO-A1	Tseung Kwan O Area 86	21500	21500	75	75	2
23	H7	“OU(CDA)” Hopewell Mega Tower Hotel, area to the west of Hopewell Centre, bounded by Kennedy Road & Ship Street	C	C	C	C	5
24	H14A	Junction of Fook Yum Road/King Wah Street, North Point	C	C	C	C	1
25	H19	Area north of Pan Hoi Street, Quarry Bay (ex-Taikoo Trading Estate)	C	C	C	C	11
26	H21	Comprehensive Development including Piers No. 4, 5, 6 and 7	260	260	70	70	3
27	K7A	Whampoa Garden (mainly KIL 10750 with separate lot nos. for the GIC facilities)	12035	11224	61	63	2
28	K17	KMB Lai Chi Kok Bus Depot, 1 Po Lun Street, Lai Chi Kok (NKML 3)	1000	1278	83-102	76	4
29	K21	201 Tai Kok Tsui Road, Mong Kok	3288	3520	48	45	4
30	K22	855-871 Lai Chi Kok Road (NKILs 6320 & 6328)	3800	4962	58	58	9
31	K24	Pine Crest, Tai Po Road (NKIL 3543)	36	-	187	-	1
32	K27	2 existing godown sites at junction of Tung Chau Street and West Kowloon Corridor adjacent to Lai Hong Street and adjoining Government Land (to be known as NKIL 6357)	1056	2900	70	50	3

No.	CDA Ref. No.	Location	No of Flats (1 st MLP Approval)	No of Flats (Last MLP Approval)	Average Flat size (m ²) (1 st MLP Approval)	Average Flat size (m ²) (Last MLP Approval)	No. of MLP submission
33	K530	500-502, Tung Chau Street (NKILs 4751 & 4752)	342	432	59	59	2
34	TW1	Junction of Cheung Wing Road and Kwok Shui Road, Kwai Chung	C	(S.A.)648	C	(S.A.)77	3
35	TW8	Junction of On Yuk Road & Castle Peak Road, Tsuen Wan (TWTL 382)	1216	1264	58	53	4
36	TW22	25-51 Wo Yi Hop Road, Kwai Chung (to be known as KCTL 467)	(S.A.)191	(S.A.)896	(S.A.)132	(S.A.)58	7
37	TW24	1-9 Fui Yiu Kok Street & 90-114 Yeung Uk Road (TWTLs 77 & 89) (to be known as TWTL 373)	C	(S.A.)1746	C	(S.A.)43-83	6
38	TW25	116-142 Yeung Uk Road (TWTLs 1 & 123 and Government land)	(S.A.)788	(S.A.)788	(S.A)70	(S.A)37-64	2
39	TW26	TWIL 5 and DD 399 Lot 429, Ting Kau	C	C	C	C	2
40	NTW5	Various lots in D.D. 115 (to be known as YLTL 507), Area 15, Yuen Long New Town	1488	2948	71	58	9
41	NTW6	South of Castle Peak Road and east of Fung Yau Street East, Yuen Long New Town Area 12	2368	2664	79	59-97	7
42	NTW8	Various lots 311, 315RP, 316-318, 321, 323, 330-333, 335-341, 351-362 & Government Land in D.D. 379, Tuen Mun Area 55	360	672	65-100	49	4
43	NTW21	Lots 2744ARP, 2744BRP and adjoining Government Land in DD 124, Tan Kwai Tsuen Road, Yuen Long	124	-	73	-	1
44	NTW22	Various lots in DD 121 and DD 127, Hung Shui Kiu, Yuen Long	822	-	61	-	1
45	NTW31	TMTL 417, east of Tai Lam Chung Nullah and Custom and Excise Training School, Tuen Mun	939	1560	96	68	4

No.	CDA Ref. No.	Location	No of Flats (1 st MLP Approval)	No of Flats (Last MLP Approval)	Average Flat size (m ²) (1 st MLP Approval)	Average Flat size (m ²) (Last MLP Approval)	No. of MLP submission
46	NTW32	North of Lingnan University Main Campus at Fu Tei, Tuen Mun	Part I 312 Part II 890	Part I 320 Part II 776	Part I 59 Part II 48	Part I 59 Part II 55	Part I 3 Part II 2
47	NTW33	Area 56, Tuen Mun	992	-	58	-	1
48	NTI 1	Ma Wan Town, Ma Wan Island	C	C	C	C	5
49	NTI 2	Tung Wan and Tung Wan Tsai, Ma Wan Island	3700	5100	74	67	6
50	NTE 1	Planning Area 35, adjacent to Golf Club, Sheung Shui (SSIL No. 2RP and Government Land)	95	-	220-360	-	1
51	NTE 5	Various lots, Sai Sha Road, Shap Sz Heung	2196	2196	161	161	7
52	NTE 4	Fung Yuen, Planning Area 32, Tai Po	1819	1860	65	63	2
53	NTE6	Area near Tong Hang and Wo Hop Shek San Tsuen, adjacent to Fanling/Sheung Shui New Town	C	C	C	C	2
54	NTE 7	Planning Area 35, adjacent to Golf Club, Sheung Shui (SSIL No. 5RP and Government Land)	48	48	88-110	115	5
55	NTE 8	West of Ex-Dills Corner Camp and North of Fanling Highway, Kwu Tung	71	78	107	98	3
56	NTE 9	North-eastern side of Ma Liu Shui San Tsuen	C	C	C	C	3
57	NTW 39	Sha Po, Kam Tin North	5184	-	67	-	1
58	YL-A1	North of Ha Yau Tin Tsuen, Yuen Long New Town Area 12	2220	2224	49	49	5
59	K39	CDA(2), middle part of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road	1120	-	56	-	1
60	NTW29	Lot 2860 and adjoining land in DD 130, Junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Tuen Mun	1248	1600	60	47	3

No.	CDA Ref. No.	Location	No of Flats (1 st MLP Approval)	No of Flats (Last MLP Approval)	Average Flat size (m ²) (1 st MLP Approval)	Average Flat size (m ²) (Last MLP Approval)	No. of MLP submission
61	NTE 14	Various lots located to the south of Castle Peak Road near Kam Tin, Sheung Shui	58	-	263-268	-	1
62	NTE 15	Various lots in DD 100, Lin Tong Mei Tsoi Yuen, Kwu Tung South	297	-	123-172	-	1
63	SK-A1	Kap Pin Long, Sai Kung	21	-	118	-	1
64	K20	Junction of Princess Margaret Road/Wylie Road, Yau Ma Tei (ex-British Military Hospital)	700	700	120	120	3
65	K33	Beacon Hill Road, Kowloon Tong (NKIL 6277)	604	-	120	-	1

Remarks:

S.A. :Service Apartment

- :Not Applicable

C :Development projects without involving residential development (such as commercial, office, hotel etc)

MLP :Master Layout Plan

* :Last submission rejected

Appendix B

**Summary Table of the 114 CDA Sites by Types of Land
(Position as at March 2002)**

Types of CDA Sites		Sites Designated For More Than 3 Years	Sites Designated For Less Than 3 Years	Total
Sites To Be Implemented By Quasi Government Bodies		28 (20)	12 (2)	40 (22)
Sites on Government Land Allocated/ To Be Allocated Through Land Disposal		7 (2)	5 (0)	12 (2)
Sites Under Private Owner-Ship	Sites With Indication of Implementation Prospect	38 (36)	6 (0)	44 (36)
	Sites Designated to Meet Objections	4 (3)	7 (2)	11 (5)
	Sites Require CDA Zoning to Ensure Comprehensive Control	2 (0)	0 (0)	2 (0)
	Sites With Development Parameters and Land Use Zoning Subject to Detailed Study	5 (0)	0 (0)	5 (0)
Total		84 (61)	30 (4)	114 (65)

Remarks

() No. of Sites with Approved MLP

**List of 114 CDA Sites By Types of Land (with 65 Sites with Approved MLP)
(Position as at March 2002)**

A. 40 Sites To Be Implemented by Quasi-Government Bodies

No.	CDA Ref. No.	Location	Designated over 3 years (Y/N)
22 sites with approved MLP			
1	H1/H2	Area bounded by Kennedy Town New Praya, Davis Street, Catchick Street and Cadogan Street, Kennedy Town	Y
2.	H5	Queen Street	Y
3.	H22	Wan Chai Road/ Tai Yuen Street	Y
4.	K1	“OU(CRA)” Hanoi Road	Y
5.	K3	Waterloo Road/ Yunnan Lane	Y
6.	K4	Argyle Street/Shanghai Street	Y
7.	TW10	Tsuen Wan Town Centre, Tsuen Wan (TWTL 398)	Y
8.	K28	CDA Site bounded by Sham Mong Road, Hing Wah Street West, West Kowloon Highway and Lai Po Road, Southwest Kowloon Reclamation Area	Y
9.	TW2	North of Lai King Hill Road, Kau Wah Keng, Kwai Chung	Y
10.	K6	Hung Hom Bay Reclamation, KCRC Freightyard Extension (KIL 11077)	Y
11.	K26	West Rail Nam Cheong Station, CDA site at junction of Sham Mong Road and Tonkin Street West, Southwest Kowloon Reclamation Area (to be known as NKIL 6333)	Y
12.	TW28	West Rail Tsuen Wan West Station, Tsuen Wan Road, Tsuen Wan (to be known as TWTL 401)	Y
13.	TW29	CDA site, area east of Wing Shun Street & adjoining Tsuen Wan Road, Tsuen Wan (to be known as TWTL 403)	Y
14.	TW30	West Rail Tsuen Wan West Station CDA site, area west of Wing Shun Street & Adjoining Tsuen Wan Road, Tsuen Wan (to be known as TWTL 402)	Y
15.	NTW23	West of Hung Tin Road, Hung Shui Kiu, Yuen Long	Y
16.	NTW 38	South of West Rail Tin Shui Wai Station	N
17.	YL-A3/A4	Area covering the public transport interchange associated with the West Rail Long Ping Station, Yuen Long New Town Area 2 and Area 7	N
18.	H20	Airport Railway Hong Kong Station (I.L. 8898)	Y
19.	K10	Airport Railway Olympic Station CDA Site, West Kowloon Reclamation	Y
20.	K11	Airport Railway Kowloon Station CDA Site, West Kowloon Reclamation	Y
21.	NTI 3	Tung Chung Town Centre (TCTL 1, 2, 3, 4 & 5)	Y
22.	TKO-A1	Tseung Kwan O Area 86	Y

No.	CDA Ref. No.	Location	Designated over 3 years (Y/N)
18 sites without approved MLP			
23.	K001	Cherry Street Development Scheme Plan	N
24.	H001	Peel Street/Graham Street Development Scheme Plan	N
25.	H002	First Street/Second Street Development Scheme Plan	N
26.	H25	Lee Tung Street & McGregor Street Development Scheme Plan	Y
27.	H26	Johnston Road Development Scheme Plan	Y
28.	K002	Site near future To Kwa Wan Station	N
29.	K31	Area bounded by To Kwa Wan Road, Mok Cheong Street, Ma Tau Kok Road and Kowloon City Road	Y
30.	H003	Chai Wan Flatted Factory	N
31.	H004	Forbes Street	N
32.	K19	Area bounded by Choi Hung Road and Lung Cheung Road in Diamond Hill	Y
33.	K34	South of proposed Inverness Road Extension and West of Junction Road	Y
34.	K25	CDA Site bounded by Sham Mong Road, Hing Wah Street West, Tonkin West Street and West Kowloon Highway, Southwest Kowloon Reclamation Area	Y
35.	K29	Area bounded by Lin Cheung Road, Jordan Road, Road D1 and Road D12, West Kowloon Reclamation	Y
36.	YL-A2	Area covering the West Rail Yuen Long Station and its adjoining area, Yuen Long New Town Area 15	Y
37.	NTE18	Heung Fan Liu, Sha Tin	N
38.	NTE20	East Rail Fo Tan Station and its adjoining area	N
39.	NTE21	Ma On Shan Rail Tai Wai Station & its adjoining area	N
40.	NTE22	The proposed Ma On Shan Rail Sha Tin Tau Station	N

B. 12 Sites On Government Land Allocated/To Be Allocated Through Land Disposal

No.	CDA Ref. No.	Location	Designated over 3 years (Y/N)
2 sites with approved MLP			
1.	K20	Junction of Princess Margaret Road/Wylie Road, Yau Ma Tei (ex-British Military Hospital)	Y
2.	K33	Beacon Hill Road, Kowloon Tong (NKIL 6277)	Y
10 sites without approved MLP			
3.	K004	Junction of Hung Luen Road and Kin Wah Street	N
4.	H23	Oil Street, North Point (ex-Government Supplies Department depot)	Y
5.	K14	Ex-Marine Police Headquarters at Salisbury Road, Tsim Sha Tsui	Y
6.	H28	Site at Central Reclamation (to the north-east of Jardines House)	N
7.	H29	Former Lingnan campus site at Stubbs Road	N
8.	NTW9	TMTL 426 Lok On Pai Ex-desalting Plant	Y
9.	NTW36	Area 112, Tin Shui Wai	Y
10.	NTW37	Area 115, Tin Shui Wai	Y
11.	NTI4	CDA Site in Yung Shue Wan	N
12	NTE19	Ex-Burma Lines site, Fanling	N

C. **62 Sites Under Private Ownership**

44 Sites Under Private Ownership (with indication of implementation prospect)

No.	CDA Ref. No.	Location	Designated over 3 years (Y/N)
36 sites with approved MLP			
1.	H7	“OU(CDA)” Hopewell Mega Tower Hotel, area to the west of Hopewell Centre, bounded by Kennedy Road & Ship Street	Y
2.	H14A	Junction of Fook Yum Road/King Wah Street, North Point	Y
3.	H19	Area north of Pan Hoi Street, Quarry Bay (ex-Taikoo Trading Estate)	Y
4.	H21	Comprehensive Development including Piers No. 4, 5, 6 and 7	Y
5.	K7A K7B K7C	Whampoa Garden (mainly KIL 10750 with separate lot nos. for the GIC facilities)	Y
6.	K17	KMB Lai Chi Kok Bus Depot, 1 Po Lun Street, Lai Chi Kok (NKML 3)	Y
7.	K21	201 Tai Kok Tsui Road, Mong Kok	Y
8.	K22	855-871 Lai Chi Kok Road (NKILs 6320 & 6328)	Y
9.	K24	Pine Crest, Tai Po Road (NKIL 3543)	Y
10.	K27	2 existing godown sites at junction of Tung Chau Street and West Kowloon Corridor adjacent to Lai Hong Street and adjoining Government Land (to be known as NKIL 6357)	Y
11.	K530	500-502, Tung Chau Street (NKILs 4751 & 4752)	Y
12.	TW1	Junction of Cheung Wing Road and Kwok Shui Road, Kwai Chung	Y
13.	TW8	Junction of On Yuk Road & Castle Peak Road, Tsuen Wan (TWTL 382)	Y
14.	TW22	25-51 Wo Yi Hop Road, Kwai Chung (to be known as KCTL 467)	Y
15.	TW24	1-9 Fui Yiu Kok Street & 90-114 Yeung Uk Road (TWTLs 77 & 89) (to be known as TWTL 373)	Y
16.	TW25	116-142 Yeung Uk Road (TWTLs 1 & 123 and Government land)	Y
17.	TW26	TWIL 5 and DD 399 Lot 429, Ting Kau	Y
18.	NTW5	Various lots in D.D. 115 (to be known as YLTL 507), Area 15, Yuen Long New Town	Y
19.	NTW6	South of Castle Peak Road and east of Fung Yau Street East, Yuen Long New Town Area 12	Y
20.	NTW8	Various lots 311, 315RP, 316-318, 321, 323, 330-333, 335-341, 351-362 & Government Land in D.D. 379, Tuen Mun Area 55	Y
21.	NTW21	Lots 2744ARP, 2744BRP and adjoining Government Land in DD 124, Tan Kwai Tsuen Road, Yuen Long	Y
22.	NTW22	Various lots in DD 121 and DD 127, Hung Shui Kiu, Yuen Long	Y
23.	NTW31	TMTL 417, east of Tai Lam Chung Nullah and Custom and Excise Training School, Tuen Mun	Y

No.	CDA Ref. No.	Location	Designated over 3 years (Y/N)
24.	NTW32	North of Lingnan University Main Campus at Fu Tei, Tuen Mun	Y
25.	NTW33	Area 56, Tuen Mun	Y
26.	NTI 1	Ma Wan Town, Ma Wan Island	Y
27.	NTI 2	Tung Wan and Tung Wan Tsai, Ma Wan Island	Y
28.	NTE 1	Planning Area 35, adjacent to Golf Club, Sheung Shui (SSIL No. 2RP and Government Land)	Y
29.	NTE 5	Various lots, Sai Sha Road, Shap Sz Heung	Y
30.	NTE 4	Fung Yuen, Planning Area 32, Tai Po	Y
31.	NTE6	Area near Tong Hang and Wo Hop Shek San Tsuen, adjacent to Fanling/Sheung Shui New Town	Y
32.	NTE 7	Planning Area 35, adjacent to Golf Club, Sheung Shui (SSIL No. 5RP and Government Land)	Y
33.	NTE 8	West of Ex-Dills Corner Camp and North of Fanling Highway, Kwu Tung	Y
34.	NTE 9	North-eastern side of Ma Liu Shui San Tsuen	Y
35.	NTW 39	Sha Po, Kam Tin North	Y
36.	YL-A1	North of Ha Yau Tin Tsuen, Yuen Long New Town Area 12	Y

8 sites with MLP under active preparation/ with developer indicating intention to develop the site

37.	H005	CMB Bus Depot at Sheung Wan	N
38.	K003	Site fronting Kwun Tong Bypass	N
39.	K13	Yau Tong Bay CDA (area bounded by Cha Kwo Ling Road, Ko Fai Road and Victoria Harbour)	Y
40.	K41	35 Clear WaterBay Road, Ngau Chi Wan, Kowloon	N
41.	K42	Junction of Cheong Hang Road and Winslow Street, Hung Hom	N
42.	TKO1	Tseung Kwan O Area 92	Y
43.	NTI5	Tai Kok Tsui, Sok Kwu Wan	N
44.	NTE17	North-east of Ex-Dills Corner Camp – Kwu Tung near Tong Kok	N

11 Sites Designated to Meet Objections

No.	CDA Ref. No.	Location	Designated over 3 years (Y/N)
5 sites with approved MLP			
1.	K39	CDA(2), middle part of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road	N
2.	NTW29	Lot 2860 and adjoining land in DD 130, Junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Tuen Mun	Y

No.	CDA Ref. No.	Location	Designated over 3 years (Y/N)
3.	NTE 14	Various lots located to the south of Castle Peak Road near Kam Tin, Sheung Shui	Y
4.	NTE 15	Various lots in DD 100, Lin Tong Mei Tsui Yuen, Kwu Tung South	Y
5.	SK-A1	Kap Pin Long, Sai Kung	N

6 sites without approved MLP

6.	K30	CDA(1), western portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road	N
7.	K38	CDA site at Yau Tong Industrial Area (an area to the south west of Shung Yiu Street)	Y
8.	K40	CDA(3), eastern portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road	N
9.	NTW40	Long Ha, Kam Tin North	N
10.	NTW41	Various Lots in DD 130 to the north of Yuen Long Highway near Fuk Hang Tsuen	N
11.	NTW42	South of the former military site at Shek Wu Wai	N

2 Sites Without Approved MLP but Required CDA Zoning to Ensure Comprehensive Control

No.	CDA Ref. No.	Location	Designated over 3 years (Y/N)
1.	TW23	19-31 Ma Tau Pa Road, DD446 Lot 272	Y
2.	SK3	Nam Pin Wai Road, Sai Kung	Y

5 Sites Without Approved MLP but Development Parameters and Land Use Zoning Subject to Detailed Study

No.	CDA Ref. No.	Location	Designated over 3 years (Y/N)
1.	NTW14	South of Tin Wah Road, Ha Tsuen, Yuen Long	Y
2.	NTW15	East of Tung Tau Tsuen, Ha Tsuen, Yuen Long	Y
3.	NTW17	South of Tam Mei Barracks, Ngau Tam Mei, Yuen Long	Y
4.	NTW18	East of Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long	Y
5.	NTE13	North of Fanling Highway, Kwu Tung near Yin Kong	Y