

21 June 2002

Your Ref: CB1/PL/PLW

LegCo Panel on Planning, Lands and Works
Legislative Council Building
8 Jackson Road
Central
Hong Kong

By Fax (2869 6794)

Attn: Mrs Queenie Yu

Dear Mrs Yu,

LegCo Panel on Planning, Lands and Works
“Comprehensive Development Area” - zoning on statutory plans

We refer to your letter of 17 May 2002 addressed to our President seeking comments on the above subject, and write to offer our views as follows:

- Once zoned CDA, all redevelopments and improvements to old buildings stop, causing old urban areas to decay further to become ghettos. Families and businesses may flee from these neighborhoods leaving behind only those who has little financial means to suffer the deteriorated environment.
- CDA used to encompass large urban areas, with many properties of multiple ownership. Acquisition and negotiation usually required long periods of time. Therefore those who get stuck in deteriorating neighborhoods have to put up with it and suffer for many years.
- Even after redevelopment completes, CDA's remain CDA zone for unnecessarily long time. They should be rezoned to their appropriate land use zones much sooner.
- With the new approach adopted at URA, large scale urban renewal similar to those large LDC projects would not be considered appropriate anymore. It is therefore necessary to review how to use zoning to promote old district regeneration process.
- In new areas such as New Territories and Kai Tak. CDA may be used as a tool to ensure better development quality, since approval of MLP would be required.
- There seems to be a need to retain CDA zoning, however the application of it should be with the utmost discreet.

Should you have any queries, please feel free to contact us.

Yours sincerely

Robert Lam, Chairman
Board of Local Affairs

c.c. Mr C M Chan, Deputy Chairman of Board of Local Affairs
Professor Alex Lui, Chairman of Planning & Lands Committee