

13 June 2002

By fax & by post

Mrs. Queenie Yu
Clerk to the Panel on Planning, Lands and Works
Legislative Council
8 Jackson Road
Central
Hong Kong

Dear Mrs. Yu

“Comprehensive Development Area” Zoning on Statutory Plans

We thank you for your letter of 17 May and are pleased to offer our views on the subject as follows:

CDA zoning can be a catalyst for comprehensive development of new towns or redevelopment schemes in old urban areas. It can help to bring about a cohesive design and layout of developments in a large site. Its success however is contingent on the firm backing of an implementation mechanism to ensure that the planning intent can be realized. Fragmentation in land ownership within a CDA zone is often an obstacle to comprehensive development, and may result in a “freeze-up” situation thus compromising the development opportunities of the individual lots therein.

To address this situation, the Task Force on Land Supply and Property Prices under the ambit the former Planning, Environment and Lands Branch had proposed in June 1994 that assistance could be given by way of resumption subject to the meeting of certain criteria. As a matter of fact the Town Planning Board is being bestowed with this power of resumption all along. Section 4(2) of the Town Planning Ordinance stipulates that the Town Planning Board may recommend resumption of any land that interferes with the layout of an area shown on a Master Layout Plan approved for a CDA. In the interest of the effective implementation of CDA zonings, we would recommend that this proposal of the Taskforce should be followed up as soon as possible.

There are also situations where incompatible Government uses exist within the CDA which would affect its implementation. One such example is the wholesale fishmarket at Tung Yuen Street in Yau Tong. Under such circumstances, the relevant Government departments should proactively take the initiative to relocate the incompatible uses so as to facilitate the development of the CDA.

Finally, we are in support of the current practice of regular reviews by the Town Planning Board to rezone completed CDA sites for other uses. We would wish to see such reviews to be conducted more frequently so that property development in such areas will not be held up unduly.

Yours sincerely

Louis Loong
Secretary General