

**Concern over the building redevelopment programmes on
the Peak and in Mid-Levels**

**Consolidated reply from Development Bureau, the Planning
Department, the Lands Department, the Transport Department and the
Environmental Protection Department :**

The Mid-Levels Moratorium, which has come into effect since 1972, still remains in force. It stipulates, inter alia, the deferment of any further modification of a Government lease which would allow a greater intensity of development and the deferment of the sale of Government land, to restrict developments/redevelopments in the area. Relevant government departments will process development/redevelopment proposals in the area in accordance with their respective mechanisms. In so far as the planning aspect is concerned, any development proposal should comply with the relevant Outline Zoning Plan (OZP), including the plot ratio and/or building height restrictions, etc.

In view of the shortage of housing land supply, the Government announced in the 2013 Policy Address that it would actively consider relaxing or lifting the administrative moratorium in Pok Fu Lam and that in the Mid-Levels as a possible short to medium term measure to increase housing land supply. If the concerned moratoria are relaxed or lifted, it will help to release individual sites for public or private housing development, as well as the redevelopment potential of existing public housing (if any) in the concerned districts, so as to increase housing supply and meet the housing needs of the public.

The Administration had completed the review of Pok Fu Lam Moratorium, the result of which was announced in the 2014 Policy Address. The Administration is now conducting assessments on various aspects of lifting or relaxing the Mid-levels Moratorium, including the impacts on land use planning and traffic. At this stage, the Administration does not have any specific proposals or timetable. In any event, please note that relaxing or lifting the moratorium does not

mean that there will be no restriction on development in the district in future. The current development restrictions stipulated in the relevant OZPs will continue to apply. Developers are also required to ensure that there will not be any breach of land lease conditions with respect to their developments.

(Received on 16 July 2014)

C&WDC Secretariat

July 2014