

For discussion on
16 December 2010

Legislative Council Panel on Development

Work Progress of the Development Opportunities Office

PURPOSE

This paper presents a second progress report on the work of the Development Opportunities Office (DOO) of Development Bureau, highlighting its work during the past eight months.

BACKGROUND

2. DOO was set up in July 2009 to provide an effective platform for relevant bureaux and departments to jointly assess the merits of individual land development proposals and provide one-stop consultation and co-ordination services to meritorious projects. The Office has developed a set of eligibility criteria for its one-stop services, including –

- (a) project proponents should have control over the land required for the proposed projects, although some flexibility may be allowed for projects proposed by charitable and voluntary organisations;
- (b) the proposed projects should not be exclusively residential but should contain components of broader social or economic value contributing to, for example, tourism, logistics, services, heritage or nature conservation, and community services.

The full eligibility criteria for DOO's services are set out at **Annex A**.

3. DOO is not an approving authority and will not replace existing statutory procedures, regulations or public consultation. All project proposals handled by DOO should comply with the relevant statutory regulations and pay the relevant fees and land premium according to established government procedures. The idea is to set up a dedicated agent to support and advise project proponents during the pre-planning stage so that the land development proposals could be processed more quickly at the subsequent stages as the major concerns have already been identified and properly addressed. But it is entirely up to individual

project proponents to decide whether they would seek DOO's assistance in implementing their planned projects.

4. When we consulted the Legislative Council Panel on Development on the establishment of DOO in April 2009, we highlighted the following aspects of DOO's proposed function –

- (a) Encourage and facilitate implementation of land development projects, especially innovative ones, of the non-government and private sectors to help create jobs and contribute to the economy;
- (b) Take a broader view and holistic approach in assessing the merits of individual land development proposals;
- (c) Expedite the development process through more focused policy steer and better inter-bureau and inter-departmental co-ordination.

5. The Land and Development Advisory Committee (LDAC) advises the Government on major policies and procedures in relation to planning, land, buildings and other development matters. Its terms of reference have been expanded and its membership broadened so that the Committee may advise the Government on the broader economic or social merits of individual land development proposals handled by DOO. The Committee also advises the Government on how the concerns, if any, arising from these project proposals could be addressed. The terms of reference and membership of LDAC are at **Annex B**.

6. To enhance transparency of DOO's work, we will present all proposed land development projects that it has handled to LDAC for support and advice. And a press release summarising the major views and advices of the Committee on the proposed proposals will be issued after each meeting. We are also reporting progress of DOO's work to this Panel on a regular basis.

7. Apart from assisting individual land development projects, DOO also seeks to address systemic policy issues that may hinder implementation of land development projects. Where appropriate, the Office will study the issues identified and assist in formulating policy options to resolve these issues, such as the formulation, and subsequent monitoring, of measures to encourage and facilitate revitalisation of under-utilised older industrial buildings through redevelopment and wholesale conversion. A more recent example is the provision of

secretariat support to the Steering Committee chaired by the Financial Secretary on housing land supply.

RESOURCES OF DOO

8. DOO was established on 1 July 2009 on a time-limited basis for three years. As this is a completely new set-up, the Development Bureau has committed to reviewing the performance and effectiveness of this new office in 2011-12 before deciding on whether there is a permanent need for the Office and, if so, whether its structure and duties would need to be adjusted.

9. DOO has a small set up at present with six staff members, including three civil service posts and three non-civil service contract posts. Short-term secondments from relevant departments were arranged during the past year to complement the technical expertise in the Office. The estimated provision for DOO in Financial Year 2010-11 is \$4.5 million, covering salaries of the six posts.

10. The three civil service posts in the Office include an office head (a time-limited directorate post), an Administrative Officer and a personal secretary (a time-limited post). The three non-civil service contract posts include two project managers and an executive assistant. The two project manager posts are filled by qualified professionals from the land development industry via an open recruitment. The idea is to bring in private sector expertise with first-hand experience in planning and implementing land development projects so that DOO could help identify potential challenges early and speed up implementation of the proposed land development projects.

FACILITATION OF LAND DEVELOPMENT PROJECTS

Preliminary Results

11. By end November 2010, DOO had handled or was handling 40 proposed land development projects meeting the eligibility criteria for its one-stop consultation and co-ordination services. For 17 of them, the Office had identified the major issues and worked out in conjunction with the project proponents and relevant departments practical ways to tackle them (project details at **Annex C**). We have presented these 17 proposed projects to LDAC for advice and support. **Table 1** below summarises the results of LDAC's consideration of these projects.

Table 1 Number of projects presented to LDAC

	Presented between July 2009 and November 2010	Of which presented between April 2010 and November 2010
Number of projects presented to LDAC:	17	9
- supported	(13)	(6)
- not supported	(4)	(3)

12. Amongst the 13 projects supported by LDAC, seven projects have already gone through the planning stage and are now classified as completed, while six projects require further assistance from DOO. For the four proposed projects that do not receive the Committee’s support, since LDAC and DOO are not approving authorities, it is up to the respective project proponents to decide whether they wish to take the projects forward. The project proponents may choose to submit their proposals to the relevant approving authorities (e.g. the Town Planning Board) direct in accordance with the prescribed statutory procedures.

13. There are another 19 proposed projects (brief description of the projects are at **Annex D**) currently receiving DOO’s assistance, but they are not yet ready for submission to LDAC for support and advice. The Office is helping the proponents in their liaison with the relevant bureaux and departments to resolve the issues identified. In addition, DOO is also handling 11 other project enquiries which may be eligible for our one-stop services, but the project proponents have to do more preparatory work (e.g. preparation of a preliminary development scheme) before DOO could take their proposals forward.

Observations

14. Checked against the functions of DOO highlighted in paragraph 4 above, we have the following observations.

Encourage and facilitate land development projects to help create jobs and contribute to the economy

15. DOO was set up as part of the Government’s response to a slow down in private sector investment in land development projects at the aftermath of the financial tsunami in late 2008. We recognised that a dedicated office supporting and advising project proponents through the development process would help encourage and speed up

non-government development projects that would contribute to the economy, meet various needs of the community and create jobs.

16. Since its establishment in July 2009, DOO has been facilitating a variety of land development proposals that carry broader social or economic benefits. **Table 2** shows the diversities of these projects.

Table 2 Nature of land development proposals handled by DOO

	Number of projects
Social welfare facilities	6
NGO headquarters and regional centres	5
Church and related facilities	5
Museum/ galleries/ arts and creative industries	5
Hotels and guesthouse	4
Education and related facilities	3
Columbarium	3
Local area improvement schemes	3
Private hospitals	2
Sports and recreational facilities	2
Marina and related developments	1
Nature conservation and related developments	1
Total	40

17. According to information provided by the project proponents, the 13 land development projects that have received LDAC's support would involve a total capital investment of \$12 billion (excluding land premium). The total gross floor area (GFA) of these projects amounts to 530 000m² and they together would create 8 800 jobs during the construction phase and 4 300 jobs during the operational phase¹.

Take a broader view and holistic approach in assessing the merits of individual land development proposals

18. Through the one-stop liaison and consultation service provided by DOO, the Administration could take a broader view and holistic approach in assessing the social and economic merits of individual land development proposals. We would then work out solutions to realise such merits.

19. The proposed wholesale conversion of an existing industrial building in Yau Tong is a case in point². The proposed conversion of the

¹ It should be noted that not all project proponents are ready to disclose the relevant information and where the information is provided, the DOO has not verified them.

² This projects locates in a "Comprehensive Development Area" and is thus not eligible for the new measures to encourage wholesale conversion, which are applicable to industrial buildings in

entire industrial building to hotel cum commercial uses would provide an effective platform for product promotion by local enterprises. Apart from providing commercial spaces for display of product samples, the converted building will also provide conference rooms, dining facilities, overnight accommodation and other supporting facilities, e.g. temporary storage, packing and transport services, etc., for overseas buyers. The objective is to provide a permanent venue for local suppliers to display and promote their products to potential overseas buyers around the year.

20. Conversion of an under-utilised industrial building to more profitable uses is in line with Government's policy to revitalise older industrial buildings. Compared with redevelopment, wholesale conversion is a more sustainable and environmentally friendly option.

21. Furthermore, the existing industrial building extends up to the Yau Tong Bay waterfront and stands in the way of a proposed promenade which will eventually link up the harbourfront sites in east Kowloon. Taking the opportunity of the proposed wholesale conversion, DOO has assisted in getting the agreement of the building owner to include a 20-metre set-back of the building on the harbour side to provide space for the construction of the waterfront promenade for public enjoyment. In return, the owner is allowed to compensate for the loss in GFA due to the proposed set-back by constructing two additional floors on top of the existing building, with the resultant building height still within the statutory limits under the relevant Outline Zoning Plan. This is a clear case of planning gain and the final arrangements create a win-win situation for the project proponent and the public.

22. Another example is a proposal by the University of Hong Kong (HKU) to convert a vacant seconding school building in Kennedy Town into a hostel for post-graduate students. The proposed wholesale conversion scheme would provide the University with its much needed student hostel places in a more environmentally friendly way and help maintain the heritage ambience of the adjoining historic buildings.

23. HKU's original conversion scheme was to preserve the entire former school building for hostel use. Whilst LDAC recognised the merits of the proposed conversion, it also noted that the proposal could not meet the relevant requirements (i.e. plot ratio and site coverage) under the Buildings Ordinance (BO). Taking note of LDAC's advice, DOO continued to assist HKU's liaison with the relevant departments with a view to develop a revised scheme that could address the concerns

identified. HKU eventually produced a revised conversion scheme that involved opening up the existing building to provide a courtyard at ground level to respond to the BO requirements, while maintaining the same number of hostel places as in the original scheme. The revised scheme is supported by LDAC and has been accepted by the relevant authorities.

Expedite the development process through more focused policy steer and better inter-bureau and inter-departmental co-ordination

24. DOO was set up to help project proponents overcome obstacles often associated with land development project spanning different policy areas. The Office provides one-stop consultation and co-ordination services to facilitate liaison with project proponents and co-ordinate departmental comments on the project proposals. This would help speed up project implementation by enhancing administrative efficiency in the processing of applications.

25. A relevant example is the proposed expansion and relocation of the Hong Kong Maritime Museum from its existing premises in Murray House in Stanley to Pier 8 at the Central waterfront. This project involves multiple policy areas and requires approvals from various statutory authorities. On the policy side, the project involves cultural policy on promotion of private museums (under Home Affairs Bureau) and enhancement of the harbourfront (under Development Bureau).

26. Converting part of an existing ferry pier in Central for museum use would require permission from the Town Planning Board, whilst the project proponent also needed to engage the stakeholders, including the Harbourfront Commission and the Central & Western District Council, early to enlist their support to the proposed project. On the technical side, the proposed conversion of a ferry pier structure to museum use would require detailed assessments to ensure that the converted premises could meet the relevant requirements in building regulations, fire safety and environmental protection. As the pier structure was designed for a different purpose, innovative adaptation works and management arrangements are required to convert the existing pier structure for the proposed new use, while respecting the operational requirements of a private museum subscribing to international museum standards.

27. As a dedicated liaison and co-ordination office, DOO organised and facilitated discussions between the Museum and various government departments so that potential challenges could be identified and solutions worked out early to ensure smooth implementation of the proposed

project within a tight time schedule. The project is supported by LDAC and has obtained general support of the major stakeholders and necessary approvals from the statutory authorities.

Review of DOO's Performance

28. When DOO was established in July 2009, we undertook to review its performance before a decision is made on the long-term need for the Office and whether there is a need to adjust its scope of work, resources and structure of the Office. We plan to conduct and complete the review within 2011 as we will have accumulated adequate experience and feedback by then so that we may properly evaluate the performance and effectiveness of the Office. Meanwhile, we are pleased to note that complimentary remarks about the work of DOO have been made by several project proponents or their professional team.

REVITALISATION OF OLDER INDUSTRIAL BUILDINGS

Revitalisation Measures

29. DOO has been overseeing the formulation and implementation of measures to encourage and facilitate revitalisation of older industrial buildings through redevelopment and wholesale conversion. A package of new measures was announced in the Chief Executive's 2009-10 Policy Address and formally came into operation on 1 April 2010. The key measures include -

- (a) Lower the application threshold for compulsory sale orders under the Land (Compulsory Sale for Redevelopment) Ordinance from 90% to 80% of ownership for industrial buildings aged 30 years or above. These industrial buildings should be located in non-industrial zones;
- (b) Allow tailor-made lease modifications at "pay for what you build" premium based on the optimal use and proposed development intensity of the redevelopment;
- (c) Allow owners who modify land lease for redevelopment to opt for payment of 80% of the land premium by annual instalments over five years at a fixed rate of interest; and
- (d) Allow owners to apply at a nil waiver fee for change of use of existing industrial buildings during the lifetime of the building

or the current lease period, whichever is earlier. These industrial buildings should be at least 15 years old and located in “Industrial”, “Commercial” or “Other Specified Uses (Business)” (“OU(B)”) zones.

30. All applications for redevelopment or wholesale conversion under the new measures must be submitted within three years starting 1 April 2010. The Lands Department has set up in its headquarters a dedicated team to centrally process all applications under the new measures.

Preliminary Results

31. By end November 2010, Lands Department had received 36 applications for revitalisation of older industrial buildings under the new measures, comprising 28 applications for wholesale conversion and eight applications for redevelopment. Most of the industrial buildings applying for wholesale conversion are located in Kwun Tong, Kwai Chung and Kowloon Bay, while industrial buildings applying for redevelopment are mainly located in Kwun Tong and Yau Tong.

32. Of the 36 applications for revitalisation, 11 applications had been approved by end November 2010, comprising eight wholesale conversion and three redevelopment cases. Most of the approved conversion cases are in Kwun Tong and Kowloon Bay, and they will be converted mainly for commercial uses, e.g. office, eating place, retail and provision of direct services. The approved redevelopment cases are in Yau Tong and Kwun Tong, which are mainly for residential and commercial uses.

33. Majority of the building owners applying for wholesale conversion have an industrial background, mainly in the manufacturing of garments, electronics and household items, whilst the background of owners applying for redevelopment of industrial buildings is more diverse. This is consistent with our analysis that many industrial buildings are owned by industrialists rather than real estate developers. These industrial premises are no longer required for their manufacturing operations due to economic restructuring in the past decades, which saw most traditional manufacturing activities moving out of Hong Kong.

Observations

34. DOO has been monitoring implementation of the new package of measures during the past few months. We are also meeting

stakeholders to collect their feedback and comments. We have the following initial observations.

Streamlined approval procedures

35. Compared with processing applications for redevelopment or wholesale conversion of existing industrial buildings by the respective District Lands Offices, central processing of all applications under the new measures by the dedicated team in the headquarters of Lands Department will streamline the approval procedures. On the other hand, adopting a nil waiver fee for successful applications for wholesale conversion has shortened considerably the processing time for such applications because it removes the need for assessment of waiver fees and hence avoid possible disputes by the owners on the assessed amount of waiver fees.

Rejuvenation of older industrial areas

36. Whilst many potential uses of wholly converted industrial buildings in the relevant planning zones do not require further planning permissions, some new uses do require prior permissions from the Town Planning Board, such as wholesale conversion of existing industrial buildings in “Industrial” zone for “office” and “shop and services” use and existing industrial buildings in “OU(B)” zone for “hotel” use. Since announcement of the revitalisation measures by the Chief Executive in October 2009, the Town Planning Board has received 14 planning applications for wholesale conversion of existing industrial buildings, which represents a big increase from only three similar applications in the five-year period before introduction of the new measures. This suggests that many owners are considering changing the use of their industrial buildings through wholesale conversion, which will help speed up regeneration of the older industrial areas and bring new economic activities to these areas.

Loading/ unloading facilities and car parking spaces

37. A common obstacle faced by many wholesale conversion applications is the requirements on provision of car parking spaces in the converted buildings. This is because the requirement for car parking space in office and commercial buildings is usually four times the requirement in industrial buildings³. On the other hand, the requirement

³ Under the Hong Kong Planning Standards and Guidelines, the requirement for car parking spaces in office and commercial buildings is higher than that for their industrial counterparts. The requirements are:

for loading/unloading facilities is usually much larger for industrial buildings than for office or commercial buildings.

38. We recognise the practical difficulties for existing industrial buildings to meet the car parking space requirements in full after conversion and have examined the issue together with the Transport and Housing Bureau and Transport Department. As we reported before, the transport authority has agreed to take into account the site constraints of existing industrial buildings and exercise discretion to facilitate their wholesale conversion. In short, so long as a converted industrial building could meet the lower end of the standard loading/unloading requirement for the proposed new uses, the transport authority would be prepared to accept a lower provision of car parking spaces, if the subject building has genuine difficulties in meeting the prescribed standard. In considering whether to exercise its discretion to accept a lower provision of car parking spaces, the transport authority would consider –

- (a) public transport access to the converted building;
- (b) availability of surplus car parking spaces in the neighbourhood;
and
- (c) illegal parking problems in the area.

39. We note that among the eight approved wholesale conversion cases so far, none can meet the prescribed standard of car parking space provision. In fact, two approved conversion cases, due to their site constraints, could provide only loading/ unloading spaces but not any car parking spaces within the building sites.

Mid-term Review of the Revitalisation Measures

40. We originally intended to conduct a mid-term review on the effectiveness and implementation issues of the new measures towards the end of 2011. In view of the comments and suggestions expressed by building owners, professional institutions and other stakeholders on how the package of measures may be further improved, we have decided to advance the commencement of the mid-term review to this year end.

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- Industrial buildings – one car parking space per 600-1 200m² GFA,
 - Commercial buildings – one car parking space per 150-300m² GFA.

Due to site constraints, it would be difficult for most existing industrial buildings to meet the higher car parking space requirement through conversion works.

41. We have been meeting various stakeholders to solicit views on possible areas of improvements to the current package of measures and any implementation issues. Some of the initial views we have received include: whether the present requirement of retaining the existing building frame after conversion is overly restrictive; whether there should be additional incentives for buildings owners to realise planning gains through conversion (e.g. building set back at street level); whether any loss of GFA during conversion may be compensated by additions to other parts of the building; and whether there should be incentives for adoption of green building design or features in wholesale conversion. We will carefully consider all the comments and feedback and plan to report the results of our review to this Panel at our next periodic report in the second half of 2011.

ADVICE SOUGHT

42. Members are invited to note the work progress of the DOO.

**Development Opportunities Office
Development Bureau
December 2010**

**Eligibility Criteria for Projects Seeking Assistance from the
Development Opportunities Office**

- (1) For **community projects** proposed by non-governmental organisations (NGOs) –
 - (a) the land required for a proposed project is readily available without any major constraints, though planning permissions, land exchange, lease modification or private treaty grants may be required;
 - (b) the project proposal shall have no recurrent financial implications for the Government, though capital grants for the construction works may be required. The project would then be subject to the requirements of individual funding schemes or trusts;
 - (c) the prevailing land premium policy will apply;
 - (d) the NGO shall be a well-established organisation providing subvented or self-financing community services and have proven track record;
 - (e) some preliminary planning work has been carried out; and
 - (f) the project proposal receives policy support from the relevant bureaux.

- (2) For **private-sector development project** proposals –
- (a) the proposed project should not be exclusively residential; it should carry broader social values or help strengthen Hong Kong's economic competitiveness;
 - (b) the land required for the proposed development or redevelopment is readily available without any major constraints, though planning permissions, lease modification or other land administration procedures may be required for implementation of the project;
 - (c) the prevailing land premium policy will apply;
 - (d) the project proponent will be responsible for all development and operating costs of the project;
 - (e) some preliminary planning work has been carried out; and
 - (f) the project proposal receives policy support from the relevant bureaux, where applicable.

Development Opportunities Office
Development Bureau
December 2010

Land and Development Advisory Committee

Terms of Reference

To advise the Government, through the Secretary for Development, on -

- (a) policies and procedures in relation to planning, land, buildings matters;
- (b) specific development proposals and projects initiated by non-Government or private proponents which carry a broader economic or social value; and
- (c) any other development matters in relation to (a) and (b) above.

Membership (1 July 2009 – 30 June 2012)

(a) Chairman

Mr. Andrew LIAO Cheung-sing

(b) Ex-officio members

Secretary for Development

Director of Buildings

Director of Lands

Director of Planning

Government Economist

(c) Non-official members appointed on an ad personam basis (nominated by professional or trade organisations)

Mr. CHAN Kim-on (Hong Kong Institute of Planners)

Ir. Reuben CHU Pui-kwan (Hong Kong Institution of Engineers)

Mr. Patrick LAU Hing-tat (Hong Kong Institute of Landscape Architects)

Mr. Glenn LAU Kwing-lam (Hong Kong Institute of Architects)

Mr. Stewart LEUNG Chi-kin (Real Estate Developers Association of Hong Kong)

Mr. Conrad WONG Tin-cheung (Hong Kong Construction Association)

Mr. Marco WU Moon-hoi (Hong Kong Institute of Real Estate Administrators)

Mr. YU Kam-hung (Hong Kong Institute of Surveyors)

(d) Other non-official members appointed on an ad personam basis

Dr. Linda FAN WONG Chi-ning

Dr. KO Wing-man

Mr. Larry KWOK Lam-kwong

Dr. LAW Chi-kwong

Professor Joseph LEE Hun-wei

Mr. Tim LUI Tim-leung

Dr. David WONG Yau-kar

Dr. YAU Wing-kwong

Mr. Stephen YIP Moon-wah

Mr. Louis YU Kwok-lit

Ms. Margaret YUEN Ying-lai

**Projects Presented to the Land and Development Advisory Committee
for Advice between July 2009 and November 2010**

	Project	Expected economic and social benefits	LDAC's advice and comments
Projects supported by LDAC			
1	Scout Association of Hong Kong - in-situ redevelopment of its regional centre in Wan Chai District <i>(Completed)*</i>	<ul style="list-style-type: none"> ➤ Provide new and expanded facilities for leadership training programmes and other scouting activities, and administration offices ➤ Provide recreational facilities for local residents ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members noted the consultation and co-ordination services provided to the project proponent
2	Tung Wah Group of Hospitals - in-situ redevelopment of David Trench Home for the Elderly in Southern District <i>(Completed)*</i>	<ul style="list-style-type: none"> ➤ Provide better and wider spectrum of services, e.g. residential care, day care, rehabilitation and medical services, to suit the needs of the elderly ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members noted the consultation and co-ordination services provided to the project proponent
3	Hong Kong Young Women's Christian Association - in-situ redevelopment of its Kowloon Centre and Anne Black Guest House in Kowloon City <i>(Completed)*</i>	<ul style="list-style-type: none"> ➤ Provide new facilities to enhance the quality of existing services, e.g. family wellness, residential care and day care services for the elderly ➤ The redeveloped guesthouse will operate as a training and placement venue and provide employment opportunities for its graduates ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members noted the consultation and co-ordination services provided to the project proponent
4	Hong Kong Red Cross - relocation of its headquarters to West Kowloon <i>(Completed)*</i>	<ul style="list-style-type: none"> ➤ Enable the organisation to continue to provide a full range of services to the community ➤ Provide additional space to meet the growing needs ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members supported this project and agreed that international relief is an important area of work warranting Government's support

5	Scout Association of Hong Kong - in-situ redevelopment of a district headquarters in Eastern District <i>(Completed)*</i>	<ul style="list-style-type: none"> ➤ Expand existing youth development services ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members supported the project and suggested that the Association should make available some of the new facilities for local community use
6	Hong Kong Sheng Kung Hui - in-situ redevelopment of its compound in Central	<ul style="list-style-type: none"> ➤ Conserve and revitalise heritage buildings and make them accessible to the public ➤ Promote local arts and culture ➤ Enhance community services such as religious, social, medical and health services ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members supported the project and noted its significance in the “Conserving Central” initiative
7	China Resources Property Limited - retrofitting and redevelopment of China Resources Centre and associated area improvement works in Wan Chai District	<ul style="list-style-type: none"> ➤ Improve traffic and pedestrian flow and alleviate traffic congestion in Wan Chai North ➤ Upgrade the Harbour Road Garden to deliver a high quality open space ➤ New hotel development to meet increasing demand from business travellers and tourists ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members supported the proposed area improvement works in view of its merits in improving the vehicular and pedestrian flows in Wan Chai North ➤ Members supported the proposed upgrading of the Harbour Road Garden to deliver a high quality open space for public enjoyment
8	Ever Sun International Holdings Ltd – wholesale conversion of an existing industrial building into an exposition cum hotel complex in Yau Tong <i>(Completed)*</i>	<ul style="list-style-type: none"> ➤ Provides a platform for product promotion by local enterprises, including a business hotel, exposition space and supporting facilities for overseas buyers ➤ Set back the building to construct a waterfront promenade along Yau Tong Bay for public enjoyment ➤ In line with the Government's policy to revitalise industrial buildings through wholesale conversion 	<ul style="list-style-type: none"> ➤ Members supported the proposal in light of its economic merits in providing a permanent product promotion venue ➤ Members appreciated the proposed building set-back to provide space for the waterfront promenade ➤ Members recognised that wholesale conversion is a more sustainable and environmentally friendly

		<ul style="list-style-type: none"> ➤ Create job opportunities during both construction and operational stages 	way to provide the required premises
9	The University of Hong Kong – conversion of a former school building into student hostel in Central & Western District <i>(Completed)*</i>	<ul style="list-style-type: none"> ➤ Address the shortage of university student hostel places ➤ A quicker and more environmentally friendly way to produce the planned hostel places ➤ Preserve the heritage ambience of the historic buildings adjoining the subject building ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members supported the revised conversion scheme ➤ Members noted that the revised scheme would not only provide much-needed student hostel places in a more environmentally friendly way but also help maintain the heritage ambience of the area
10	Kowloon City Baptist Church - relocation of the church from Argyle Street to Tung Lei Road in Wong Tai Sin District	<ul style="list-style-type: none"> ➤ Enable the church to expand its religious and social services to the community ➤ The existing Argyle Street site could be released to meet demand for housing land ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ LDAC gave its support to the relocation proposal in view of its various social and economic benefits
11	Hong Kong Maritime Museum – relocation and expansion of the museum from Stanley to Pier 8 in Central waterfront	<ul style="list-style-type: none"> ➤ Promotes Hong Kong’s unique maritime heritage ➤ A befitting public facility at the Victoria Harbour that will bring people to the harbourfront ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members generally supported the maritime museum project and agreed that it would showcase Hong Kong's maritime history and heritage as a major port city
12	Hong Kong Clearwater Bay Hospital Limited – development of a private general hospital at Clear Water Bay, Sai Kung	<ul style="list-style-type: none"> ➤ In line with the Government's policy to promote development of private hospitals ➤ Help address the current imbalance between public and private hospital services ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members supported the project in view of its contribution to further development of the private healthcare sector in Hong Kong and its benefits to the local community

13	Taikoo Place Holdings Limited – redevelopment of a former industrial area and associated local improvement works in Quarry Bay	<ul style="list-style-type: none"> ➤ Regenerate a former industrial area through redevelopment, streetscape improvement and provision of additional open space, without increasing the total gross floor area in the area ➤ The proposed visual and breeze corridor will improve air flows and enhance visual amenity ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members supported the project because it would provide additional Grade A office space to support Hong Kong's economic development ➤ Members welcomed the provision of additional street-level open space for community enjoyment and suggested that the proponent should put in place practical arrangements to ensure public access to the open space ➤ Members also advised that Government should safeguard its interest in a property in the area during the redevelopment
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Projects not supported by LDAC and DOO has ceased to provide assistance

14	The Baroque on Lamma Limited – comprehensive marina, hotel and residential developments on Lamma Island	<ul style="list-style-type: none"> ➤ The proposed facilities for hosting international regattas would enhance Hong Kong's role as an international event capital ➤ The proposed spa hotel resort would contribute to the tourism sector ➤ Provide training facilities for elite water sports athletes ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members noted the potential economic merits of the project, but raised concerns about the planning and land issues identified as well as its environmental and ecological impacts ➤ Members agreed that DOO should cease providing one-stop services to this project
15	New Cheers Limited – development of columbarium in South Lantau	<ul style="list-style-type: none"> ➤ Ease the shortage of public and private columbarium niches and reduce demand for burial grounds in the New Territories ➤ Part of the proposed niches will be handed over to the Government for allocation to the public 	<ul style="list-style-type: none"> ➤ Members recognised the complex problems relating to planning, land and transport access and consider it difficult for the projects to proceed further

		<ul style="list-style-type: none"> ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members agreed that DOO should cease providing one-stop services to this project
16	Uni-Creation Investment Limited – development of columbarium in Tung Chung	<ul style="list-style-type: none"> ➤ Meet part of the future demand for private columbarium niches in Hong Kong ➤ Bring new economic activities and job opportunities to Tung Chung during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members recognised the complex problems relating to planning, land and transport access and consider it difficult for the projects to proceed further ➤ Members expressed grave concerns about possible unauthorised site formation works and clearance of vegetation on site ➤ Members agreed that DOO should cease providing one-stop services to this project
17	Utahloy Education Foundation Limited – development of an international school with boarding facilities in Sai Kung	<ul style="list-style-type: none"> ➤ Help meet the increasing demand for international school places ➤ The school will be a good place to study geography, science and the environment and public access would be allowed ➤ Create job opportunities during both construction and operational stages 	<ul style="list-style-type: none"> ➤ Members did not support the project because it was not compatible with the surrounding environment and expressed concerns about the potential adverse impact on the rural and countryside ambience with high landscape and nature conservation value ➤ Members agreed that the DOO should cease providing one-stop services to this project

Note

1. “Completed” projects are those that have completed the planning stage and there is no major outstanding issues requiring DOO’s further assistance.
2. Project items 1-7 and 14 were presented to LDAC between July 2009 and March 2010.
3. Project items 8-13 and 15-17 were presented to LDAC between April and November 2010.

**Projects that Have Not Been Presented to the
Land and Development Advisory Committee for Advice**
(As at end November 2010)

(A) Projects requiring further assistance

	Project	District
<i>Community Projects</i>		
1	Extension of a church complex	North
2	Redevelopment of a church and former school complex	Wan Chai
3	Development of a Chinese arts and cultural institute	Wong Tai Sin
4	Development of a global village and distribution centre for international relief	Tuen Mun
5	Extension of a child residential home	North
6	In-situ redevelopment of a service centre for people with disabilities	Southern
7	Redevelopment of a social welfare service complex	Tsuen Wan
8	Improvement works of a service centre for women	Wan Chai
9	Development of a youth camp for psychotropic substance abusers	North
10	In-situ redevelopment of mariners' club facilities	Yau Tsim Mong
11	Development of shooting range for sports and recreational use	Tuen Mun
12	Development of an out-reaching architectural centre	Central & Western
13	Refurbishment of reception facilities for servicemen	Wan Chai
<i>Private Sector Projects</i>		
14	Extension of a private hospital	Wan Chai

15	Wholesale conversion of an industrial building for arts and creative industry	Kwun Tong
16	Development of a spa resort with public recreational facilities	Tai Po
17	Local area improvement scheme	Wan Chai
18	Development of an organic farm cum education and visitor centre	Yuen Long
19	Wholesale conversion of industrial building to community and commercial uses	Southern

(B) Projects that could not be taken further

	Project	District
1	Relocation of a specialist school <i>(project proponent could not obtain the necessary policy support for granting of a new site)</i>	Southern
2	Nature conservation and development <i>(project proponent could not obtain the necessary policy support for the proposed land exchange)</i>	Tai Po
3	Extension of a church cum community centre <i>(project proponent has withdrawn the proposal)</i>	Yuen Long
4	Wholesale conversion of an industrial building for columbarium use <i>(project proponent has withdrawn the proposal)</i>	Kwai Tsing

Note:

We consider it appropriate to disclose the names and particulars of projects that have been considered by the Land and Development Advisory Committee. For projects that are still at a relatively early stage, we refrain from disclosing their names and particulars because they may be commercially sensitive information for the project proponents.