

For information

## **Legislative Council Panel on Development**

### **Work Progress of the Development Opportunities Office**

#### **PURPOSE**

This is the third progress report on the work of the Development Opportunities Office (DOO) of Development Bureau since establishment of the Office in July 2009. This report highlights DOO's work during the period between December 2010 and October 2011.

#### **BACKGROUND**

2. DOO was established on 1 July 2009 to provide one-stop consultation and co-ordination service to land development projects with broader economic or social merits. DOO assists eligible project proponents in their consultation with the relevant government bureaux and departments on their land development proposals and co-ordinates departmental comments on the proposed projects. The focus is on early identification of problems and possible solutions to facilitate successful implementation of meritorious projects.

3. The eligibility criteria (**Annex A**) for land development proposals seeking DOO's one-stop consultation and co-ordination services include –

- (a) project proponents should have control over the land required for implementation of the development proposals, although some flexibility may be allowed for projects proposed by charitable and voluntary organisations;
- (b) the development proposals should not be exclusively residential, but should carry broader social or economic merits, for example, contributing to tourism, medical services, community services, arts and creative sector, or heritage or nature conservation.

4. DOO is not an approving authority for land development proposals and will not replace any existing statutory procedures or public consultation. All project proponents should obtain necessary approvals

from the relevant authorities through regular channels. Land premium and fees, if applicable, must be paid in accordance with established government procedures and DOO will not be involved in the land premium assessment process. It is entirely up to individual project proponents to decide whether they would seek DOO's assistance in implementing their planned projects.

5. When we consulted the Legislative Council Panel on Development in April 2009 on the establishment of DOO, we highlighted the following key functions of the Office –

- (a) encourage and facilitate implementation of land development projects, especially those more innovative ones, of non-governmental organisations (NGOs) and the private sector to help create jobs and contribute to the economy;
- (b) advocate the adoption of a broader view and holistic approach in assessing the merits of individual land development proposals;
- (c) expedite the pre-planning process of individual project proposals through more focused policy steer and better co-ordination among the relevant policy bureaux and departments.

6. To enhance transparency in the work of DOO and to facilitate early community input, all proposed land development projects handled by DOO will be presented to the Land and Development Advisory Committee (LDAC) for its support and advice. The terms of reference and membership of LDAC are at **Annex B**. LDAC advises the Government on major policies and procedures in relation to planning, land, building and other development matters; it also advises on the broader economic or social merits of individual land development proposals handled by DOO. To meet the public's aspiration for transparency, a press release summarising the major views and advices of the Committee will be issued after each meeting. We are also reporting to this Panel progress of DOO's work on a regular basis.

7. In addition to providing one-stop consultation and co-ordination services to land development projects, DOO seeks to identify systematic policy issues which may hinder implementation of land development projects. Where appropriate, the Office will study the issues identified and assist in formulating policy options to address them. For example, DOO has assisted in the formulation and review of measures to encourage redevelopment and wholesale conversion of under-utilised older industrial

buildings for more gainful uses. We also provide secretariat support to the Steering Committee on Housing Land Supply chaired by the Financial Secretary.

## **RESOURCES OF DOO**

8. DOO was established on a time-limited basis for three years until 30 June 2012. DOO has a small set up comprising four civil service posts and three non-civil service contract posts<sup>1</sup>. The four civil service posts include an office head (a time-limited directorate post), a Senior Administrative Officer, an Administrative Officer and a personal secretary.

9. The three non-civil service contract posts include two project managers and an executive assistant. The project manager posts are filled by qualified professionals from the land development industry through open recruitment. They bring into the Office private sector expertise and first-hand experience in planning and management of land development projects and help DOO identify early challenges and solutions with respect to the land development proposals it is handling so as to speed up the implementation process.

10. The Development Bureau has undertaken to review DOO's performance and effectiveness in 2011-12 before deciding whether there is a permanent need for the Office and, if so, whether its existing structure, duties and resources would need to be adjusted.

## **FACILITATION OF LAND DEVELOPMENT PROJECTS**

### **Preliminary Results**

11. By the end of October 2011, DOO had handled or was handling 48 land development proposals meeting the eligibility criteria for its one-stop consultation and co-ordination service. The majority of them (28 out of 48) are NGO projects. For 23 of them, the Office had identified the key issues involved and, in most cases, had been able to find practical ways to address the issues identified so that the proponents might take the projects forward (details of the projects are set out at **Annex C**). These 23 proposed projects had been presented to LDAC for its advice and support.

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<sup>1</sup> One supernumerary Senior Administrative Officer post was created in the Office in December 2010 to provide additional support to DOO in discharging its secretariat duties in support of the Steering Committee on Housing Land Supply.

**Table 1** below summarises LDAC's advice to the Government on these project proposals.

**Table 1 - Number of project proposals presented to LDAC**

	<b>Presented between July 2009 and October 2011</b>	<b>(Presented between December 2010 and October 2011)</b>
LDAC's advice on the projects:	<b>23</b>	<b>(6)</b>
- support	(19)	(6)
- does not support	(4)	(0)

12. Amongst the 19 projects supported by LDAC, 15 projects have already gone through the planning stage and are now classified as completed, while the remaining four still require further assistance from DOO. For the four project proposals that do not receive the Committee's support, since LDAC and DOO are not approving authorities, it is up to the project proponents to decide whether they wish to take the projects forward<sup>2</sup>.

13. DOO is also handling another 18 land development proposals, which have not yet been submitted to LDAC for advice. The Office is assisting the proponents in their liaison with the relevant bureaux and departments to resolve the issues identified. In addition, seven development proposals handled by DOO could not be taken forward due to various reasons, including withdrawal of the proposal by the proponent and lack of policy support from the lead policy bureau. We have reported all these projects to LDAC for information and their brief descriptions of the projects are provided at **Annex D**.

14. Furthermore, DOO is at present handling another 14 project enquiries which may be eligible for its one-stop services, but the project proponents will have to do more preparatory work, such as preparation of a concrete development scheme, before DOO can take their proposals forward.

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<sup>2</sup> The proponents of two of the four projects that do not receive LDAC's support have revised their project proposals and submitted them to the Town Planning Board for consideration.

## Observations

15. Checked against the key functions of DOO highlighted in paragraph 5 above, we have the following observations.

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

16. DOO was set up in response to the financial tsunami in late 2008 to encourage and facilitate land development projects undertaken by NGOs and private sector proponents. Since such land development projects often involved planning, land and buildings matters, DOO serves as a dedicated office facilitating and advising project proponents during the pre-planning stage. The objective is to encourage and speed up non-government land development projects so as to contribute to the economy, create jobs and fulfill various needs of the community.

17. Since its establishment in July 2009, DOO has been facilitating land development proposals that carry broader social and economic merits. They cover a wide variety of project nature and **Table 2** shows the diversities of the projects.

**Table 2 - Nature of land development proposals handled by DOO**

	Number of projects
NGO headquarters and regional centres	6
Education and related facilities	6
Religious organisations and related facilities	6
Social welfare facilities	5
Museum/ galleries/ arts and creative industries	5
Hotels and guesthouses	5
Local area improvement schemes	4
Columbarium	4
Sports and recreational facilities	3
Private hospitals	2
Marina and related developments	1
Nature conservation and related developments	1
<b>Total</b>	<b>48</b>

18. According to information provided by the project proponents, the 19 land development projects that LDAC has advised the Government to support, if implemented, would involve a total capital investment of \$13.5 billion (excluding land premium). The total gross floor area (GFA) of these projects amounts to about 580 000m<sup>2</sup> and would create about 10 600 construction-related jobs during the development phase and 4 800 new jobs during the operational phase<sup>3</sup>.

***Advocate the adoption of a broader view and holistic approach in assessing the merits of individual land development proposals***

19. For new and more innovative land development proposals, a broader and more holistic perspective is often required to appreciate their economic and social merits. DOO provides one-stop consultation and co-ordination service to eligible project proposals and provides a forum for the relevant bureaux and departments to assess more comprehensively the social and economic merits of individual project proposals.

20. A recent example is the proposed development of an outreaching centre of the Hong Kong Architecture Centre under a flyover junction in Central. The Centre aims to enhance public education on architecture appreciation and provide a new attraction for local and overseas cultural tourism. The proposed development scheme also represents a creative use of under-utilised urban space and will help brighten up the local environment. DOO has played an advocacy role in facilitating the granting of policy support to the development proposal and provides one-stop consultation and co-ordination service to address the technical comments raised by various government departments.

21. The proposed extension of St Joseph's Church in Fanling is another example of DOO's advocacy of adoption of a holistic approach in assessing the merits of land development proposals. The Catholic Diocese of Hong Kong proposed to extend the church facilities to meet the growing need of its congregation in Fanling, and the Church is prepared to open up part of the facilities for community use. On the other hand, the proposal makes possible the preservation of the existing church buildings which are Grade 3 historic buildings. This is in line with the Government's policy to provide economic incentives for preservation of privately-owned historic buildings. DOO has also assisted the Church in obtaining the necessary policy support from the perspectives of both support for religious bodies and heritage conservation.

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<sup>3</sup> 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.

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

22. DOO was set up to help project proponents overcome obstacles often associated with land development projects straddling different policy areas and involving various technical assessments. The Office provides one-stop consultation and co-ordination service to facilitate communication between project proponents and the relevant government departments and co-ordinate departmental comments on the development proposals. The objective is to speed up project implementation by enhancing the administrative efficiency through more comprehensive and co-ordinated responses during processing of the proposed projects.

23. The proposed conversion of an industrial building in Fo Tan into an education centre for the catering industry is a case in point. The project proponent will pay for the conversion works and work with the relevant educational institutions in providing professional training to practitioners in the catering industry.

24. The wholesale conversion project is subject to a tight deadline because the project proponent has to obtain the necessary planning permission and special waiver document for the proposed change in use of the existing building, and complete the conversion works by the summer of 2012 so that the education centre would be ready for student admission for the academic year of 2012-13. The proponent first approached DOO in early 2011. Noting the tight schedule, DOO has facilitated the proponent's consultation with the relevant government departments and addressed the issues identified (covering education, town planning, transport, fire services and buildings) within a few months so that it could apply for planning permission and complete other necessary procedures according to the planned schedule. The project has now proceeded to the implementation stage.

25. Another example is the proposed redevelopment of church cum school buildings in Happy Valley into church cum senior hostel and residential care home for the elderly. This redevelopment project would provide the necessary facilities to accommodate the Church's expanded religious activities, preserve the character defining features in the existing Grade 3 historic church building, and provide additional facilities to cater for the growing demand for long-term care for the elderly.

26. This redevelopment proposal involves a number of policy bureaux and the redevelopment scheme also raises a number of technical comments ranging from town planning, transport, drainage services to heritage conservation. DOO has provided one-stop consultation and co-ordination service to the project proponent so that it is advised of all key issues identified and can engage in direct communication with the relevant government departments to identify solutions that would address their concerns. With the concerted effort of all parties involved, the project proponent has drawn up a redevelopment scheme that is acceptable to all parties. The above illustrates DOO's facilitation role in providing a focused policy steer through inter-bureau and inter-departmental co-ordination.

### **Review of DOO's performance**

27. DOO is established for an initial period of three years. We have undertaken to review its performance before a decision is taken on the long-term need for the Office and whether its scope of work, resources and structure should be adjusted.

28. DOO has now been in place for more than two years, and we have gathered enough experience and feedback to evaluate its performance and effectiveness. We have started the review and will assess the results of DOO's work, taking into account the changing economic situations and the priorities of the Development Bureau, before deciding on the future of the Office. We plan to report results of our review to the Panel in the first quarter of 2012.

### **REVITALISATION OF OLDER INDUSTRIAL BUILDINGS**

29. DOO has been overseeing the formulation and implementation of measures to encourage and facilitate redevelopment and wholesale conversion of older industrial buildings (the "revitalisation measures"). We last briefed this Panel in April 2011 on the progress of implementation of the revitalisation measures. We informed Members then that we were conducting a mid-term review to identify policy or implementation issues that needed to be addressed to facilitate better use of the existing stock of industrial buildings. We also sought Members' views on possible areas of improvement to the current revitalisation measures and undertook to update the Panel on the outcome of the review.



## **Outcome of the Mid-term Review**

30. As announced in the Chief Executive's 2011-12 Policy Address, the mid-term review on the revitalisation measures was completed in September 2011. Details of the outcome of the mid-term review are set out in the Legislative Council Brief – "Mid-term Review on Measures to Facilitate Redevelopment and Wholesale Conversion of Older Industrial Buildings" dated 12 October 2011. In gist, having carefully considered the views and comments received from stakeholders, we have decided to introduced the following refinements to the existing measures –

- (a) Affirm that, for the purpose of applying for wholesale conversion under the revitalisation measures, placing GFA-exempted utility installations (e.g. machine room for lifts) on the main roof would not be regarded as increase in building height, while installation of claddings or curtain walls on the external walls would not be regarded as increase in building bulk;
- (b) Allow minor changes to the existing building frame, including variations to the internal and external structures, on the conditions that demolition of external structures should involve no more than 10% of the total GFA of the existing building and that there is no net increase in the GFA after conversion;
- (c) Encourage new applicants for wholesale conversion to obtain certification by the BEAM Plus Assessment, but they would not be required to obtain a mandatory rating; and
- (d) Extend the application period for the revitalisation measures for three years, i.e. extending the deadline for submission of applications from 31 March 2013 to 31 March 2016.

31. The above provisions (a) to (c) will be applicable to all eligible applications for wholesale conversion submitted on or after 1 April 2012. In light of the results of the mid-term review, Lands Department (LandsD) is revising the relevant Practice Note and will publish it in due course.

## **Update on Progress of Implementation**

32. By the end of October 2011, LandsD had received 63 applications under the revitalisation measures, including 52 applications for wholesale conversion and 11 for redevelopment. Among them, 36 applications had been approved, including 26 for wholesale conversion and 10 for

redevelopment. These approved applications would together provide about 380 000m<sup>2</sup> converted or new floor area for non-industrial uses<sup>4</sup>.

### ***Wholesale Conversion***

33. Of the 52 applications for wholesale conversion received, 26 applications had been approved<sup>5</sup> and 21 were under processing by LandsD. The geographical distribution of the approved wholesale conversion cases is shown in **Table 3**, and most of them are located in Kwun Tong and Kowloon Bay. The major proposed new uses for the converted buildings include office, eating place, shop and services, and hotel.

**Table 3 - Geographical distribution of applications for wholesale conversion**

	<b>Applications received</b>	<b>Applications approved</b>
Hong Kong	2	2
Kowloon	35	18
New Territories	15	6
<b>Total</b>	<b>52</b>	<b>26</b>

34. For the remaining applications, three of them had been rejected. The reasons for their rejection were that the subject building fell outside the three designated planning zones (i.e. “Industrial”, “Commercial” and “Other Specified Uses (Business)” (“OU(B)”) for wholesale conversion applications; and that the applications involved changes to the existing building frame, and increases in building height or building bulk.

35. The other two applications were withdrawn by the applicants before completion of processing by LandsD. One was due to land title problems in the application lot and the other was due to the lack of planning permission for the proposed use after conversion.

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<sup>4</sup> This total figure has included the GFA of all approved applications, except the GFA of five approved but subsequently withdrawn applications.

<sup>5</sup> Of the 26 approved applications for wholesale conversion, ten have already executed the special waiver documents, 13 require further processing, and three have been withdrawn by the applicants due to commercial considerations after approval is granted. Approved wholesale conversion cases, upon completion of their processing and execution, will be registered in the Land Registry. Details such as location and user of those executed and registered cases are provided in LandsD’s website.

## ***Redevelopment***

36. Of the 11 applications for redevelopment received, ten applications had been approved<sup>6</sup> and LandsD was processing the remaining one. The geographical distribution of the approved redevelopment cases is shown in **Table 4**. They are situated mainly in Kwun Tong, Yau Tong and Cheung San Wan. The proposed new uses after redevelopment include residential, commercial and hotel.

**Table 4 - Geographical distribution of applications for redevelopment**

	<b>Applications received</b>	<b>Applications approved</b>
Hong Kong	1	1
Kowloon	8	8
New Territories	2	1
<b>Total</b>	<b>11</b>	<b>10</b>

37. Unlike applications for wholesale conversion, the approved redevelopment projects could only proceed upon acceptance of premium payable under the lease modification and owners may change their mind on investment considerations.

## **Planning Applications**

38. Proposed new uses in wholly converted industrial buildings must comply with the permitted uses of the relevant planning zones. Whilst many potential new uses are “always permitted” uses in the relevant planning zones and do not require planning permissions, certain potential uses, such as ‘office’ and ‘shop and services’ uses in “Industrial” zone and ‘hotel’ use in “OU(B)” zone, would require planning permissions from the Town Planning Board.

39. Between the announcement of the revitalisation measures in October 2009 and the end of October 2011, the Town Planning Board had received 30 planning applications for wholesale conversion of existing industrial buildings, which is a big increase compared with only three similar applications in the five years before the announcement. This suggests that many industrial building owners are considering changing the

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<sup>6</sup> Of the ten approved applications for redevelopment, one has already executed the relevant land documents, seven require further processing, and two have been withdrawn by the applicants after approval is granted due to other considerations of the applicants. Approved redevelopment cases, upon completion of their processing and execution, will be registered in the Land Registry. Details such as location, user and premium of the executed and registered case are provided in LandsD’s website.

use of their existing buildings through wholesale conversion, which will speed up regeneration of the older industrial areas in Hong Kong and inject new economic activities into these areas.

## **CONCLUSION**

40. Members are invited to note the work progress of DOO. We will continue to provide one-stop consultation and co-ordination service to facilitate implementation of land development projects which will bring broader social and economic merits to Hong Kong, and oversee the implementation of the revitalisation measures, including the refinements introduced in the mid-term review. We will also report the outcome of our review of DOO's performance to this Panel and update Members on the way forward of the Office after completion of the review.

**Development Opportunities Office  
Development Bureau  
November 2011**

**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.

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## **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



**Development Proposals Presented to the Land and Development Advisory Committee  
between July 2009 and October 2011**

	<b>Project</b>	<b>Expected economic and social benefits</b>	<b>LDAC's advice and comments</b>	<b>Latest Progress</b>
<b>(a) Projects supported by LDAC</b>				
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"> <li>➤ Provide new and expanded facilities for leadership training programmes and other scouting activities, and administration offices</li> <li>➤ Provide recreational facilities for local residents</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members noted the consultation and coordination services provided to the project proponent</li> </ul>	<ul style="list-style-type: none"> <li>➤ The original building was demolished in January 2011</li> <li>➤ The general building plans have been approved</li> <li>➤ Project proponent is preparing tender documents for the construction works</li> </ul>
2	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"> <li>➤ Provide new facilities to enhance the quality of existing services, e.g. family wellness, residential care and day care services for the elderly</li> <li>➤ The redeveloped guesthouse will operate as a training and placement venue and provide employment opportunities for its graduates</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members noted the consultation and co-ordination services provided to the project proponent</li> </ul>	<ul style="list-style-type: none"> <li>➤ In view of the surge in construction costs and premium amount, the project proponent is reviewing the financial arrangements of the redevelopment project</li> </ul>

3	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"> <li>➤ Provide better and wider spectrum of services, e.g. residential care, day care, rehabilitation and medical services, to suit the needs of the elderly</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members noted the consultation and co-ordination services provided to the project proponent</li> </ul>	<ul style="list-style-type: none"> <li>➤ Project proponent has submitted general building plans to Buildings Department for approval</li> </ul>
4	Hong Kong Sheng Kung Hui – in-situ redevelopment of its compound in Central <i>(Completed)*</i>	<ul style="list-style-type: none"> <li>➤ Preserve four historic buildings and make the compound in Central accessible to the public</li> <li>➤ Enhance community services such as welfare, medical, education and Church services</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members supported the project and noted its significance in the “Conserving Central” initiative</li> </ul>	<ul style="list-style-type: none"> <li>➤ General building plans for the development have been approved</li> <li>➤ The project proponent is following up on the land administration matters</li> </ul>
5	Hong Kong Red Cross – relocation of its headquarters to Yau Tsim Mong District <i>(Completed)*</i>	<ul style="list-style-type: none"> <li>➤ Enable the organisation to continue to provide a full range of services to the community</li> <li>➤ Provide additional space to meet the growing needs of the NGO</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members supported this project and advised that international relief is an important area of work warranting Government’s support</li> </ul>	<ul style="list-style-type: none"> <li>➤ ExCo approved the proposed non-in-situ land exchange in July 2011</li> <li>➤ Lands Department and the proponent are working on relevant land administration matters</li> </ul>

6	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"> <li>➤ Address the shortage of university student hostel places</li> <li>➤ A quicker and more environmentally friendly way to produce the planned hostel places</li> <li>➤ Preserve the heritage ambience of the historic buildings adjoining the subject building</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members supported the revised conversion scheme</li> <li>➤ Members noted that the revised scheme would not only provide the much-needed student hostel places in a more environmentally friendly way but also help maintain the heritage ambience of the area</li> </ul>	<ul style="list-style-type: none"> <li>➤ Planning permission was granted by the Town Planning Board in October 2010</li> <li>➤ General building plans have been approved</li> <li>➤ Project proponent is preparing for appointment of consultants</li> <li>➤ Site works will start in mid-2012</li> </ul>
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"> <li>➤ Improve traffic and pedestrian flow and alleviate traffic congestion in Wan Chai North</li> <li>➤ Upgrade the Harbour Road Garden to a high quality open space</li> <li>➤ New hotel development to meet increasing demand from business travellers and tourists</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members supported the proposed area improvement works in view of its merits in improving the vehicular and pedestrian flows in Wan Chai North</li> <li>➤ Members supported the proposed upgrading of the Harbour Road Garden to deliver a high quality open space for public enjoyment</li> </ul>	<ul style="list-style-type: none"> <li>➤ The upgrading works of the Harbour Road Garden is scheduled to be completed by early 2012</li> <li>➤ Project proponent has obtained approval for the general building plans for the hotel development</li> </ul>
8	Scout Association of Hong Kong – in-situ redevelopment of a district headquarters in Eastern District <i>(Completed)*</i>	<ul style="list-style-type: none"> <li>➤ Expand existing youth development services</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members supported the project and proposed that the Association should make available some of the new facilities for use by the local community</li> </ul>	<ul style="list-style-type: none"> <li>➤ The Town Planning Board agreed to amend the height restriction on the site</li> <li>➤ General building plans have been approved</li> </ul>

9	<p>Ever Sun International Holdings Ltd – wholesale conversion of an existing industrial building into an exposition cum hotel complex in Yau Tong (Completed)*</p>	<ul style="list-style-type: none"> <li>➤ Provides a platform for product promotion by local enterprises, including a business hotel, exposition space and supporting facilities for overseas buyers</li> <li>➤ Set back the building to construct a waterfront promenade along Yau Tong Bay for public enjoyment</li> <li>➤ In line with the Government’s policy to revitalise industrial buildings through wholesale conversion</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members supported the proposal in light of its economic merits in providing a permanent product promotion venue</li> <li>➤ Members appreciated the proposed building set-back to provide space for the waterfront promenade</li> <li>➤ Members recognised that wholesale conversion is a more sustainable and environmentally friendly way to provide the required premises</li> </ul>	<ul style="list-style-type: none"> <li>➤ Planning permission for conversion of the existing industrial building into hotel was obtained in September 2010</li> <li>➤ Project proponent plans to construct landing steps at the waterfront and is seeking planning permission from the Town Planning Board</li> </ul>
10	<p>Kowloon City Baptist Church – relocation of the church from Argyle Street to Tung Lei Road in Wong Tai Sin District</p>	<ul style="list-style-type: none"> <li>➤ Enable the church to expand its religious and social services to the community</li> <li>➤ The existing Argyle Street site could be released to meet demand for housing land</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ LDAC supported the relocation proposal in view of its various social and economic benefits</li> </ul>	<ul style="list-style-type: none"> <li>➤ Project proponent is applying for the new site and preparing building plans</li> </ul>

11	<p>Hong Kong Maritime Museum – relocation and expansion of the museum from Stanley to Pier 8 in Central waterfront (Completed)*</p>	<ul style="list-style-type: none"> <li>➤ Promotes Hong Kong’s unique maritime heritage</li> <li>➤ A befitting public facility at the Victoria Harbour that will bring people to the harbourfront</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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</li> </ul>	<ul style="list-style-type: none"> <li>➤ General building plans were approved in November 2010</li> <li>➤ Planning permission for the scheme was granted by the Town Planning Board in January 2011</li> <li>➤ Funding application for construction and operation of the museum was approved by the Finance Committee of Legislative Council in January 2011</li> <li>➤ Site works started in August 2011</li> </ul>
12	<p>Hong Kong Clearwater Bay Hospital Limited – development of a private general hospital at Clear Water Bay, Sai Kung (Completed)*</p>	<ul style="list-style-type: none"> <li>➤ In line with the Government’s policy to promote development of private hospitals</li> <li>➤ Help address the current imbalance between public and private hospital services</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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</li> </ul>	<ul style="list-style-type: none"> <li>➤ Planning permission for the scheme was granted by the Town Planning Board in May 2011</li> <li>➤ The project proponent is following up with the Lands Department on the relevant land administration matters</li> </ul>

13	<p>Taikoo Place Holdings Limited – redevelopment of a former industrial area and associated local improvement works in Eastern District (Completed)*</p>	<ul style="list-style-type: none"> <li>➤ 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</li> <li>➤ The proposed visual and breeze corridor will improve air flows and enhance visual amenity</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members supported the project because it would provide additional Grade A office space to support Hong Kong’s economic development</li> <li>➤ 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</li> <li>➤ Members also advised that Government should safeguard its interest in a property in the area to be redeveloped</li> </ul>	<ul style="list-style-type: none"> <li>➤ Planning permission was given by the Town Planning Board in March 2011</li> </ul>
14	<p>Caritas Hong Kong – redevelopment of a social welfare service complex in Tsuen Wan District (Completed)*</p>	<ul style="list-style-type: none"> <li>➤ The redeveloped social centre will generate additional floor space for provision of welfare facilities to people in need</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ LDAC supported the redevelopment proposal in view of its various social and economic benefits</li> </ul>	<ul style="list-style-type: none"> <li>➤ The proponent is following up with Lands Department on the relevant land administration matters</li> </ul>

15	<p>Hip Shing Hong Development Company Limited – wholesale conversion of an industrial building to commercial and arts and creative sector uses in Southern District (Completed)*</p>	<ul style="list-style-type: none"> <li>➤ Provide properly converted floor spaces to support local arts and creative industries</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members welcomed and supported this wholesale conversion project because it would complement the transformation and regeneration of Wong Chuk Hang</li> </ul>	<ul style="list-style-type: none"> <li>➤ The proponent is revising the conversion scheme and plans to apply for a special waiver under the revitalisation scheme soon</li> </ul>
16	<p>The Catholic Diocese of Hong Kong – extension of a church complex in North District (Completed)*</p>	<ul style="list-style-type: none"> <li>➤ Encourage preservation of the St Joseph's Church buildings, which are of high heritage value</li> <li>➤ The new multi-purpose hall, function rooms and the landscaped open space will be open for community use at suitable hours</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members supported the project for its contribution to heritage preservation and its various social and economic benefits</li> </ul>	<ul style="list-style-type: none"> <li>➤ The proponent is following up on the relevant land administration matters</li> </ul>
17	<p>Hong Kong Architecture Centre Limited – development of an out-reaching centre in Central and Western District</p>	<ul style="list-style-type: none"> <li>➤ Promote public education on architecture appreciation</li> <li>➤ Provide an additional cultural tourist attraction, showcasing the characteristics of Hong Kong's townscape</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members supported the proposed project in-principle</li> <li>➤ Members appreciated the project for its creative use of under-utilised urban space under the flyovers</li> <li>➤ Members advised that the proponent should explore in greater details various management and operational issues</li> </ul>	<ul style="list-style-type: none"> <li>➤ The proponent is preparing for the relevant planning application to the Town Planning Board</li> </ul>

18	<p>Tao Heung Management Limited – proposed conversion of an industrial building into an education centre for the catering industry in Shatin (Completed)*</p>	<ul style="list-style-type: none"> <li>➤ Help address the training needs of practitioners in the catering industry</li> <li>➤ Optimise the use of a vacant industrial building and complement the transformation and regeneration of the Fo Tan area</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members supported the conversion project in view of its various social and economic benefits</li> <li>➤ Members appreciated the proponent's creativity and willingness to convert the industrial building for educational use with its own resources</li> </ul>	<ul style="list-style-type: none"> <li>➤ Project proponent obtained planning permission for the proposed conversion in June 2011</li> <li>➤ The proponent is applying for a special waiver for change in use of the existing building under the revitalisation measures</li> <li>➤ Project proponent has submitted the general building plans to Buildings Department for approval</li> </ul>
19	<p>General Conference Corporation of Seventh-day Adventists – redevelopment of a church and former school complex in Wan Chai</p>	<ul style="list-style-type: none"> <li>➤ Provide elderly people with more housing choices as well as care and support services</li> <li>➤ Conserve the character-defining features of the existing church building</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members supported the project for its various social and economic benefits</li> <li>➤ Members noted that the project would provide additional floor space and for church activities and residential care services for the elderly</li> </ul>	<ul style="list-style-type: none"> <li>➤ The proponent is preparing for planning application</li> </ul>



<b>(b) Projects not supported by LDAC and DOO has ceased to provide assistance</b>				
20	The Baroque on Lamma Limited – comprehensive marina, hotel and residential developments in Islands District	<ul style="list-style-type: none"> <li>➤ The proposed facilities for hosting international regattas would enhance Hong Kong’s role as an international event capital</li> <li>➤ The proposed spa hotel resort would contribute to the tourism sector</li> <li>➤ Provide training facilities for elite water sports athletes</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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</li> <li>➤ Members agreed that DOO should cease providing one-stop services to this project</li> </ul>	<ul style="list-style-type: none"> <li>➤ Project proponent has submitted a rezoning application and additional information to the Town Planning Board. The application is scheduled for consideration by the Board in November 2011</li> </ul>
21	New Cheers Limited – development of columbarium in Islands District	<ul style="list-style-type: none"> <li>➤ Ease the shortage of public and private columbarium niches and reduce demand for burial grounds in the New Territories</li> <li>➤ Part of the proposed niches will be handed over to the Government for allocation to the public</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members recognised the complex problems relating to planning, land and transport access and consider it difficult for the projects to proceed further</li> <li>➤ Members agreed that DOO should cease providing one-stop services to this project</li> </ul>	<ul style="list-style-type: none"> <li>➤ Project proponent submitted a rezoning application to Town Planning Board in August 2011</li> </ul>

22	Uni-Creation Investment Limited – development of columbarium in Islands District	<ul style="list-style-type: none"> <li>➤ Meet part of the future demand for private columbarium niches in Hong Kong</li> <li>➤ Bring new economic activities and job opportunities to Tung Chung during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ Members recognised the complex problems relating to planning, land and transport access and consider it difficult for the projects to proceed further</li> <li>➤ Members expressed grave concerns about possible unauthorised site formation works and clearance of vegetation on site</li> <li>➤ Members agreed that DOO should cease providing one-stop services to this project</li> </ul>	
23	Utahloy Education Foundation Limited – development of an international school with boarding facilities in Sai Kung	<ul style="list-style-type: none"> <li>➤ Help meet the increasing demand for international school places</li> <li>➤ The school will be a good place to study geography, science and the environment and public access would be allowed</li> <li>➤ Create job opportunities during both construction and operational stages</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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</li> <li>➤ Members agreed that the DOO should cease providing one-stop services to this project</li> </ul>	

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 1-13 and 20-23 were presented to LDAC between July 2009 and November 2010.
3. Project items 14-19 were presented to LDAC between December 2010 to October 2011.

**Projects that Have Not been Presented to the  
Land and Development Advisory Committee for Advice**  
(as at 31 October 2011)

**(A) Projects under processing (not yet presented to the LDAC)**

	<b>Development Proposals</b>	<b>District</b>
<i>Community Projects</i>		
1.	Development of a Chinese arts and cultural institute	Wong Tai Sin
2.	Development of a global village and distribution centre for international relief	Tuen Mun
3.	Extension of a children's village	North
4.	In-situ redevelopment for a social welfare service centre for persons with disabilities	Southern
5.	Improvement works for a service centre for women	Wan Chai
6.	Development of a youth camp for psychotropic substance abusers	North
7.	In-situ redevelopment of mariners' club and other facilities	Yau Tsim Mong
8.	Development of sports and recreational facilities	Tuen Mun
9.	Refurbishment of reception and recreational facilities for visiting servicemen and the public	Wan Chai
10.	Redevelopment of NGO facilities	Wan Chai
11.	Development of columbarium	Yuen Long
12.	Expansion of university campus	Kowloon City
<i>Private Sector Projects</i>		
13.	Redevelopment and expansion of a private hospital	Wan Chai
14.	Development of a spa resort with public recreational facilities	Tai Po
15.	Development of an organic farm cum education and visitor centre	Yuen Long
16.	Development of sports training facilities and residence	Kowloon City
17.	Development of a resort hotel	Islands
18.	Local area improvement scheme	Wan Chai

**(B) Projects that could not be taken forward (information notes submitted to the LDAC)**

	<b>Development Proposals</b>	<b>District</b>
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
5.	Wholesale conversion of an industrial building for arts and creative use <i>(project proponent has not submitted a concrete conversion scheme)</i>	Kwun Tong
6.	Local area improvement scheme <i>(project proponent has withdrawn the proposal)</i>	Wan Chai
7.	Development of a temple and related facilities <i>(project proponent could not obtain the necessary policy support for the proposed land exchange)</i>	Sai Kung

Note:

*We consider it appropriate to disclose the names and particulars of projects that have been presented to the Land and Development Advisory Committee for advice. For projects that have not been presented to the LDAC for advice, we refrain from disclosing the project details because the proponent may have to develop their schemes further and they may involve commercially sensitive information.*