

TASK FORCE ON LAND SUPPLY

Work Plan of the Task Force

PURPOSE

This paper sets out the work plan of the Task Force on Land Supply (the Task Force), and proposes the setting up of two sub-groups under the Task Force to facilitate the planning and conduct of the public engagement (PE).

WORKPLAN

2. To follow up on the discussion of the Task Force at its first meeting held on 6 September 2017, the Secretariat has formulated a draft work plan, taking into account the key deliverables of the Task Force, the need for a sufficiently long PE to collect public views, and the initial views expressed by Members. With a term of 18 months to cover a major PE exercise, we recommend that the work of the Task Force be planned and carried out in three stages as follows.

Stage 1 – Scoping and PE Preparation (from October 2017 to tentatively February 2018)

3. Members noted at its first meeting and subsequent briefing sessions our projected land requirements over the next 30 years, the current multi-pronged land supply strategy and the latest progress of the relevant initiatives. To prepare for the PE, we recommend that in the following few months from October 2017 to February 2018, the Task Force should focus on examining different land supply options, as well as consolidating the relevant facts and figures, with a view to scoping the key land supply options and setting out relevant information and analyses to facilitate informed discussions during the PE.

4. We have summarised below the major land supply initiatives being planned or undertaken by the Government, and other ideas put forward by various stakeholders or sectors of the community, as set out in TFLS Paper No. 03/2017. We recommend that the Task Force should consider no more than three land supply options at each meeting to deliberate and thrash out the key issues, including their development potentials and limitations; if necessary, separate briefing sessions would be arranged to supplement the discussion.

In alphabetical order:

1. Brownfield Development
2. Developing Country Parks
3. Developing Military Sites
4. Developing “Undetermined” and “Comprehensive Development Area” Sites
5. Developing “Village Type Development” Zones
6. Making Alternative Uses of Private Recreation Sites & Relocation or Consolidation of Land-extensive Recreation Facilities
7. Making Use of Caverns and Underground Space
8. New Development Areas and New Town Extensions
9. Reclamations
10. Reclaiming the Reservoirs
11. Relocation of and “Topside Development” over the Kwai Tsing Container Terminal
12. Rezoning of “Government, Institution or Community” and “Green Belt” Sites
13. Short Term Tenancy (STT) and Temporary Government Land Allocation (TGLA) Sites
14. Tapping into the Land Reserves of Private Property Developers
15. Urban Renewal

5. The second meeting on 10 October 2017 would cover “Brownfield Development” (item 1) and “STT and TGLA sites” (item 13). The Secretariat will work out the agenda of subsequent meetings, in consultation with relevant bureaus and departments, with a view to presenting to the Task Force the basic facts of the option, the preliminary/desk-top assessments on the potentials and constraints of development, and other relevant considerations. If need be, additional

Task Force meetings will be arranged in Q4 2017 with a view to completing the scoping by January 2018.

6. As the Task Force examines the land supply options during Stage 1, the Secretariat will, in consultation with the PE sub-groups to be set up (see paragraph 9), consolidate the facts and Task Force's views on the pros and cons of the various land supply options into a material pack for the PE. The design and drafting of the PE material pack will be subject to endorsement by the Task Force in Q1 2018.

Stage 2 – Public Engagement
(tentatively from March to July 2018)

7. To allow sufficient time for raising public awareness of the facts and constraints in land supply, engaging the public in thorough discussions and facilitating consensus-building, we recommend that the PE should last for at least five months. Taking into account the scoping by the Task Force and the lead time for preparation, we further propose that the PE should run from March to July 2018.

8. Subject to discussions by the Task Force and its PE sub-groups, and drawing reference from other large-scale PE exercises, there should be different types of PE activities that enable the Task Force to reach out to the public as widely as possible. Such activities may include but not limited to public forums, focus groups, workshops / knowledge-sharing sessions, meetings with or forums organised by key stakeholders, media interviews, exhibitions, publications, etc. Other forms of public view collection (e.g. questionnaires, surveys, etc.) may also be contemplated.

PE Strategy Group/Editorial Board

9. As agreed at the first Task Force meeting, sub-groups would be set up under the Task Force to plan, oversee and guide the PE exercise. With reference to the broad PE framework mentioned in paragraphs 7 and 8 above, we recommend that two sub-groups, namely the **PE Strategy Group** and the **PE Editorial Board**, be established. Their proposed terms of reference are at **Annex A**. The PE Strategy Group will assist the Task Force in mapping out the PE strategy and implementation plan. The PE Editorial Board will be the clearing house for the design and drafting of the PE material pack and other key publicity tools to ensure that the information so presented is balanced and objective that can facilitate an informed discussion by the community. The two

sub-groups are complementary to each other, and will make regular reports to the Task Force on the work progress, with the target to finalising the PE game plan and core materials in January/February 2018 for production and execution. Upon Task Force's endorsement, the two sub-groups will commence their work as soon as possible within October 2017. The full membership will be submitted to the Task Force at its next meeting¹.

10. The Secretariat will hire external consultancy services to assist the Task Force in planning and implementing the PE programme. To kick start the preparatory work, at least two consultants will be engaged in Q4 2017, with the following focuses and deliverables –

PE Consultant 1: as PE Programme Director to offer professional advice on the overall PE strategy, objectives, engagement methodology and implementation programme; and to coordinate and monitor the PE exercise and public views received.

PE Consultant 2: to provide design and production services for PE materials such as booklet, pamphlet, exhibition panels, website, etc. to disseminate effective and clear messages to the public.

The Secretariat will oversee and monitor the work of the consultants in consultation with the two sub-groups.

¹ Prior to this meeting, Task Force Members have been invited to indicate their interest in joining the two sub-groups on PE. As at end-September 2017, 13 members and 11 members showed interest in participating in PE Strategy Group and PE Editorial Board respectively. The membership will be confirmed after Task Force's endorsement of the Terms of Reference of the two sub-groups on 10 October 2017.

Stage 3 – Formulation of Recommendations
(tentatively from August to November 2018)

11. Compilation and analyses of the public views received during the PE is as crucial as the PE itself such that the Task Force can draw up its recommendations to the Government that accord to the public opinions and aspirations. Upon conclusion of the PE exercise in end-July 2018, the PE Programme Director will prepare and consolidate a PE Report by September 2018. The PE Report will facilitate the Task Force in coming up with a broad framework recommending enhancement to the overall land supply strategy and prioritising different land supply options. Tentatively, the final report is aimed for submission to the Chief Executive by end-November 2018.

12. An indicative programme showing the major milestones for the three stages of work is at **Annex B**.

ADVICE SOUGHT

13. Members are invited to offer views on the work plan of the Task Force and to endorse the establishment of the PE Strategy Group and PE Editorial Board.

Development Bureau
6 October 2017

Public Engagement Strategy Group

Terms of Reference

The Public Engagement (PE) Strategy Group will assist the Task Force on Land Supply in the following aspects -

- (i) to advise on the PE strategies, methodology and programme;
- (ii) to work with the Secretariat for the effective planning and conduct of the PE exercise; and
- (iii) to monitor the progress and effectiveness of the PE exercise,

with a view to engaging the public in thorough discussions on the pros and cons of different land supply options, and facilitating consensus-building on the preferred options and their priorities.

The PE Strategy Group shall report to the Task Force on Land Supply on its recommendations and progress on a regular basis.

Public Engagement Editorial Board

Terms of Reference

The PE Editorial Board will assist the Task Force on Land Supply in the following aspects -

- (i) to advise on the design and presentation of the PE materials; and
- (ii) to work with the Secretariat for the effective and balanced presentation of the relevant facts and figures of various land supply options as well as their pros and cons in the PE materials,

with a view to facilitating informed public discussion and consensus-building on the preferred land supply options and their priorities.

The PE Editorial Board shall report to the Task Force on Land Supply on its recommendations and progress on a regular basis.

Annex B: Tentative Programme

