

For discussion on  
8 December 2008

## **Legislative Council Panel on Development**

### **Proposed Creation of an Administrative Officer Staff Grade C Post and a Government Town Planner Post in the Planning and Lands Branch of the Development Bureau**

#### **PURPOSE**

This paper seeks Members' views on the proposed creation of the following directorate posts in the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) with effect from 1 April 2009 –

- (a) one Administrative Officer Staff Grade C (AOSGC) (D2) post to strengthen the policies on harbourfront enhancement, to devise and co-ordinate the implementation of harbourfront enhancement initiatives as well as to provide dedicated support to the Harbour-front Enhancement Committee (HEC)<sup>1</sup> and its subsidiary bodies and to more actively engage concern groups in harbour preservation ; and
- (b) one Government Town Planner (GTP) (D2) post to handle cross-boundary planning and development issues, to provide policy steer for the planning of the boundary areas including those to be released from the Frontier Closed Area (FCA), as well as to co-ordinate the planning and implementation of the New Development Areas (NDAs) in North East New Territories and at Hung Shui Kiu.

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<sup>1</sup> HEC has been set up to advise the Government through the Secretary for Development on planning, land uses and developments along the existing and new harbour-front of the Victoria Harbour, with a view to protecting the Harbour; improving the accessibility, utilization and vibrancy of the harbour-front areas; and safeguarding public enjoyment of the Harbour through a balanced, effective and public participation approach, in line with the Harbour Planning Principles (HPPs) and Harbour Planning Guidelines (HPGs). HEC is composed of official and non-official members, the latter including representatives of professional institutes and concern groups as well as individual members.

## **JUSTIFICATIONS**

### **Creation of an AOSGC Post on Harbourfront Enhancement**

#### Protection and Preservation of Victoria Harbour

2. Victoria Harbour is an important natural asset shared by all the people of Hong Kong. As pledged by the Chief Executive (CE) in the 2008-09 Policy Address, DEVB will co-ordinate the work of different government departments to ensure the effective implementation of projects to beautify and revitalise the harbourfront area. Our ultimate objective is to develop continuous promenades along both sides of Victoria Harbour. Specifically, we will –

- (a) set up a dedicated team in the PLB to be headed by one AOSGC (D2) (designated as the Principal Assistant Secretary (Harbour) (PAS(H)) to handle harbourfront-related planning and land issues;
- (b) co-ordinate inter-departmental efforts on harbourfront planning;
- (c) identify quick-win projects for public enjoyment of the harbourfront as early as possible;
- (d) open up as much unoccupied government land as possible (including, where appropriate, sites now under short term tenancies) for the development of continuous promenades along the harbourfront; and
- (e) strengthen engagement of District Councils, the HEC, harbour preservation groups and the public in identifying and implementing both long-term as well as short-term harbourfront enhancement projects where appropriate.

## Strategies in Formulating and Implementing Harbourfront Enhancement Initiatives

3. There are existing restrictions in the planning and use of waterfront sites. Port-related economic activities and privately-owned harbourfront land have posed constraints to the development of continuous promenades along the waterfront. Existing roads along the harbourfront, such as the Island Eastern Corridor and the Kwun Tong Bypass, also limit the opportunities for harbourfront enhancement and affect the visual appeal of the harbourfront area. Difficulties in identifying project proponents, works agents and management agents have also affected the implementation of harbourfront enhancement proposals.

4. With the policy intent stated in the Chief Executive's 2008-09 Policy Address, we will press ahead with harbourfront enhancement work on a short, medium and long term basis, in consultation with the parties concerned. Building on the success of the temporary promenades in the West Kowloon Cultural District waterfront and the former Wan Chai Public Cargo Working Area (now called the "pet garden"), short term improvements include 'quick-win' projects, such as building a temporary promenade at Kwun Tong Public Cargo Working Area; and improvement of directional signage to the harbourfront, complementing the Hong Kong Tourism Board's Visitor Signage Improvement Scheme. Medium term work includes studying the feasibility of public private partnership to develop the waterfront promenade adjoining the Comprehensive Development Area near the Hung Hom Pier, and developing practicable model(s) for the sustainable management of harbourfront areas in the line with the Harbour Planning Principles and Harbour Planning Guidelines for Government's consideration<sup>2</sup>. Discussions about practicable models are still ongoing. We have an open mind as to the models to be adopted. The aim is to

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<sup>2</sup> As part of the Harbour Plan Review, HEC has endorsed a set of Harbour Planning Principles (HPPs) which aim to serve as guidelines for all individuals and organizations in the planning, preservation, development and management of Victoria Harbour and its harbour-front areas. The Principles are broad in nature and conceptual. To enable relevant stakeholders and members of the public to better understand the intentions and requirements of the Principles, a set of Harbour Planning Guidelines (HPGs) have also been endorsed by HEC. HEC will make reference to the Guidelines in considering and tendering advice on development proposals in and around the Victoria Harbour. Individual project proponents are also encouraged to comply with the Guidelines as far as possible and practicable.

provide the most effective and efficient model for the management of a vibrant, accessible and sustainable harbourfront. Possibilities for greater private sector participation and community involvement in the management models for different enhancement projects are being explored by the Task Force on Management Model set up under HEC. The Task Force has already studied the management models of similar projects both locally and overseas. Longer term work includes studies on the beneficial re-use of piers; and improvement to the accessibility of the harbourfront by relocating or setting back existing public facilities which are incompatible with a vibrant waterfront. All these require dedicated co-ordination efforts with different Government bureaux and departments together with the local communities, in terms of project identification, development and implementation, for which PAS(H) will have to focus attention working under the steer of senior colleagues, including the Secretary for Development.

5. Apart from internal co-ordination within Government, public engagement will be an essential part of PAS(H)'s work, and regular and sustained consultation with all stakeholders such as non-government organisations, business groups and District Councils will be conducted on harbourfront enhancement policies as well as individual projects. This aspect of work will require focal attention, dedication and commitment of PAS(H). Furthermore, PAS(H) will also be responsible for supporting the deliberations of the Sub-committee on Harbourfront Planning newly established under the Legislative Council Panel on Development. We understand that the Sub-committee will commence work before the end of the year and its terms of reference will cover the harbourfront areas on both sides of the Harbour.

6. Early implementation of harbourfront enhancement projects would enable the public to better enjoy the harbourfront area thus contributing to a quality city environment. An attractive harbourfront would also enhance Hong Kong's attraction as a tourists' destination.

#### Existing Staffing Position

7. Currently, the Deputy Secretary (Planning and Lands)<sup>1</sup> is supported by two permanent AOSGC (D2) posts, namely PAS(PL)<sup>1</sup>, responsible for all land matters, and PAS(PL)<sup>2</sup> responsible for all planning matters. All harbour-related planning issues and harbourfront enhancement initiatives come under PAS(PL)<sup>2</sup>. However, when the workload in respect of harbourfront enhancement started to increase in

2003/04, and when the HEC was established in 2004, no additional support at the Directorate level was provided. This is not satisfactory as PAS(PL)2 oversees all planning work across the territory.

8. PAS(PL)2 is also responsible for all cross-boundary planning issues but, as elaborated below in relation to the proposed creation of the GTP post on cross-boundary planning and development, the workload in this area of work has increased substantially in the past few years, and a supernumerary GTP post has been created in PLB since 1 January 2008 through redeployment of existing manpower resources within the Government to take charge of the work that has moved into full gear following the 2007-08 Policy Address.

9. The proposed creation of the PAS(H) and GTP posts will not completely relieve the surplus workload of PAS(PL)2, because at the same time, with heightened public interest in town planning issues such as development intensity and height controls, enhanced policy input is required for territorial studies, in district-specific matters as well as individual development projects, with a much greater degree of interface with the public. Planning policy input is also required not only for major development projects such as Central Reclamation Phase III and Wanchai Development Phase II but also infrastructure projects that do not fall under Development Bureau, for example, the various major railway projects that are coming on stream and that would affect land use planning in the districts concerned. Furthermore, as the development of Hong Kong as a city matures, land use planning to meet with the competing demands under different policy objectives becomes increasingly complex to resolve and the community has increasingly placed high expectations for a better planned living environment both within their local living areas as well as Hong Kong as a whole.

10. Other than harbour-related duties, PAS(H) will take over responsibility for the Town Planning Appeal Board from PAS(PL)2. The Appeal Board, dealing with appeals against Town Planning Board (TPB) decisions, has been placed under PAS(PL)2 since 2006 for administrative convenience. The opportunity is now taken to separate policy responsibility for the Town Planning Appeal Board from the Town Planning Board. The Town Planning Appeal Board is an independent statutory body set up under the Town Planning Ordinance, Cap. 131 to consider town planning applications rejected by the Town Planning Board. In the past few years, the cases that came before the Town Planning Appeal Board have become more complicated and complex. Also, she would, under item 1 of Annex 1, take over from PAS(PL)1 the task of

considering applications for commercial concessions at franchised ferry piers, and handling interface with those at licensed ferry piers.

11. We will also take the opportunity to rationalize the division of work between PAS(PL)1 and PAS(PL)2. PAS(PL)1 is responsible for all land administration matters and her schedule is heavily overloaded. Since the post was created in 1981, there has been a substantial increase of workload in view of the development of land administration matters in Hong Kong for the past 20 more years. However, there has not been a corresponding increase of human resources capacity. With the proposed creation of the PAS(H) and GTP posts, we propose to rationalise the duties such that PAS(PL)2 may take over some of the responsibilities of PAS(PL)1, as planning aspects of the work are at an earlier stage and could be linked with the land administration side more conveniently. Please refer to the existing and revised job descriptions of the two posts at Annexes 5 to 8.

12. Given the growing public interest in land administration issues and the increase in workload on the land administration purview, PAS(PL)1 will have to give greater attention to item 3 of Annex 8 relating to resumption and clearance associated with new infrastructural projects, such as the Guangzhou-SZ-HK Express Rail Link (XRL), and sewerage projects, such as the Lam Tsuen and Kau Lung Hang sewerage project. We consider that there is room for rationalizing and streamlining PAS(PL)1's duties by redistributing the following tasks to PAS(PL)2 –

- (a) tasks which are related to reduction in development intensities. These should come under item 1 of Annex 6;
- (b) tasks with certain planning angles, such as the Co-ordinating Committee on Potentially Hazardous Installations; and
- (c) tasks relating to the preparation of Orders under the Hong Kong Airport (Control of Obstructions) Ordinance, the creation of easements in or over land under the Electricity Networks (Statutory Easements) Ordinance and the adaptation of the Occupiers Liability Ordinance.

## Proposal

13. To achieve our commitment in protection and preservation of Victoria Harbour, we will set up a new Harbour Unit in the PLB of DEVB to be headed by the new PAS(H) who will be supported by two additional non-directorate posts, viz. one Administrative Officer and one Personal Secretary I (PSI). In addition, one Senior Administrative Officer and one Senior Executive Officer will work under the Harbour Unit through internal redeployment. The proposed job description of the PAS(H) is at **Annex 1**.

### Annex 1

## **Creation of a GTP Post on Cross-boundary Planning and Development**

### Increasing Importance of Cross-boundary Development

14. In the 2007-08 and 2008-09 Policy Addresses, the CE has stressed the importance of accelerating infrastructural development and strengthening cross-boundary infrastructure co-operation as a means to sustain Hong Kong's economic growth. The accelerating pace of economic integration between Hong Kong and the Mainland, particularly the Guangdong Province has been manifested, through enhanced co-operation through the Guangdong/Hong Kong Co-operation Joint Conference and Pan Pearl River Delta (PRD)<sup>3</sup> Forum. Previous co-operation between Guangdong was mainly confined to the construction of cross-boundary infrastructure on a project-by-project basis, whilst the partnership approach today is heading towards a wide front of areas including overall planning of the boundary district, establishment of a high level joint task force between the Hong Kong and Shenzhen Governments to liaise matters of mutual benefits, co-ordinating the development of boundary control points on two sides, planning of the Greater PRD<sup>4</sup> etc. Such a trend has given rise to the demand for a more co-ordinated and integrated forward planning for the future development of Hong Kong, the Hong Kong-Shenzhen metropolis and the Greater PRD Region. In tandem with this is an increasing need for a robust regional development strategy and framework, an effective inter-Government liaison mechanism to foster more co-ordinated and

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<sup>3</sup> The Pan PRD includes 9 provinces in southwestern and southern China, Hong Kong and Macau.

<sup>4</sup> The Greater PRD includes not only the 9 major Mainland cities like Guangzhou and Shenzhen in the PRD but also the two Special Administration Regions of Hong Kong and Macau.

synchronised infrastructural planning and development of the two cities of Hong Kong and Shenzhen and the wider PRD Region.

### Growing Strategic Importance of the NDAs

15. Also in the 2007-08 Policy Address, the CE pledged to revive the planning and engineering studies on the NDAs at Kwu Tung North, Fanling North, Ping Che/Ta Kwu Ling and at Hung Shui Kiu. These NDAs will be required to ease pressure on developed areas and meet the demand for land arising from population growth. They will provide land for various uses such as housing, employment, high-value added and non-polluting industries. Moreover, the planning and development of these NDAs would need to take into account their physical proximity with the boundary district and thus the strategic role they may perform in the overall development of Hong Kong. For example, the Ping Che/Ta Kwu Ling NDA is close to the proposed Liantang/Heung Yuen Wai Boundary Control Point which is scheduled for operation in 2018, and the Kwu Tung North NDA is relatively close to the Lok Ma Chau Loop where Hong Kong and Shenzhen are joining hands to co-develop on the basis of mutual benefits.

### Current Situation

16. Over the past year, significant progress has been made on various fronts which has contributed to continuing cross-boundary infrastructural development, further regional co-operation and integration across the boundary, and development of the NDAs. Such progress which is driven or supported by the Development Bureau (DEVB) is briefly summarised below –

(a) Co-ordinating Committee on Cross-boundary Infrastructural Development (CCCID)

Established in March 2008, the CCCID is under the chairmanship of the Chief Secretary with Secretaries of concerned bureaux as its members, with its secretariat provided by Planning Department with close supervision of DEVB. The Committee is tasked to formulate an integrated cross-boundary infrastructure development strategy, strengthen the planning and co-ordinating



capabilities in related infrastructure developments, and consider various major cross-boundary infrastructure development issues that span across different policy areas. It has provided an important platform for deliberating key issues and strategies for important cross-boundary infrastructure development.

(b) Hong Kong-Shenzhen Joint Task Force on Boundary District Development

Under the “Co-operation Agreement on Recently Initiated Major Infrastructural Projects” signed by Hong Kong and Shenzhen on 18 December 2007, the Hong Kong-Shenzhen Joint Task Force on Boundary District Development (Joint Task Force) was set up to co-ordinate, liaise and steer work on the studies in relation to the planning and development of land in the boundary district. The Joint Task Force is headed by the Secretary for Development and Executive Deputy Mayor of Shenzhen. It has met twice making good progress and is scheduled to hold two regular meetings in a year to discuss issues of mutual concerns. Four working groups have been formed to expedite the planning and development of the Liantang/Heung Yuen Wai Boundary Control Point and Lok Ma Chau Loop.

(c) Liantang/Heung Yuen Wai Boundary Control Point and its Connecting Road

On 18 September 2008, the Joint Task Force agreed to the construction of the new Control Point, which would enhance passenger and cargo flows and strengthen the linkage between Hong Kong/Shenzhen and the eastern part of Guangdong as well as adjoining provinces like Jiangxi and Fujian. Scheduled for operation by 2018, the new boundary control point would further extend the economic hinterland of Hong Kong and Shenzhen. It also carries strategic and macroscopic implications on the long-term development of Hong Kong and Shenzhen. The agreement to proceed with the development of a new control point has marked a substantive achievement in cooperation in boundary development. Detailed layout planning, engineering investigation and environmental impact

assessment of the new control point will commence in early 2009.

(d) Lok Ma Chau Loop

Hong Kong and Shenzhen carried out a public engagement exercise in both sides respectively on the future land use of the Lok Ma Chau Loop in June and July 2008. Amongst various uses proposed, higher education, research and development of new high technology, and cultural and creative industries received wide support from the communities of both sides. We are assessing these proposals in greater depth and consulting stakeholders on the feasibility of various proposals. A comprehensive planning and engineering study on the Loop will commence in mid-2009, for completion in end 2011.

(e) Planning and Engineering Feasibility for the NDAs

We commissioned the Planning and Engineering Study on the North East New Territories NDAs in June 2008, for completion in end 2010. The main tasks of the study include preparation of Recommended Outline Development Plans and Recommended Layout Plans, carrying out preliminary design of engineering works, formulation of implementation strategies for the NDAs, and undertaking associated site investigation including supervision. We have just commenced the Stage 1 Public Engagement Exercise in November 2008.

As regards the Hung Shui Kiu NDA, we will commence a similar planning and engineering study in mid-2009, for completion in 2011.

(f) Study on Land Use Planning for the Closed Area

In September 2006, the Government announced the results of the review of the coverage of the FCA, proposing to reduce the FCA land coverage from about 2 800 hectare to about 800 hectare. Taking account of the comments received during the consultation exercise conducted from September to November 2006, the Government announced in January 2008 the finalised plan of further reducing the

FCA coverage to about 400 hectare. The new FCA boundary will come into effect in phases to tie in with the phased completion of the construction of the proposed boundary fences and associated works for safeguarding the security of the boundary. The first phase is anticipated to be completed around end 2010, and the last phase, around end 2012.

In September 2007, the Government commissioned consultants to carry out a study with a view to formulating a planning framework based on the sustainable development principles. Such planning framework will provide guidance for the conservation and development of the large area to be released from the FCA and for preparation of statutory town plans before the new FCA boundary comes into effect. The Stage I public engagement exercise on the draft concept plan has been completed. Taking into account the public comments received, the proposals in the draft Concept Plan is being refined for incorporation into the Draft Development Plan which is scheduled for public consultation in April 2009.

17. Owing to the heavy commitment of PAS(PL)2 on other local planning policy issues, a supernumerary GTP post has been created in PLB since 1 January 2008 through temporary redeployment of existing manpower resources to take charge of the work set out in paragraphs 14-16 above. In view of the increasing workload and the permanent nature of the new duties, we consider it necessary to have a permanent D2 post dedicated at the bureau level to continue the much-needed policy effort and co-ordinate various on-going and forthcoming initiatives in relation to cross-boundary planning and planning for the boundary district. The officer will liaise closely with senior officials in the Mainland and carry forward various planning and development projects in a timely and effective manner. He will also co-ordinate a wide range of tasks in relation to LegCo and ExCo submissions, engagement of the public in new policy initiatives, securing of funding sources, and monitoring the work of concerned departments in taking forward the ongoing and forthcoming cross-boundary of planning initiatives. Such tasks could only be effectively accomplished by a directorate staff at the bureau level. The above work is recurrent in nature and justifies the provision of a full time GTP. Given the nature of the work involved, it is appropriate to have a professional town planner at a sufficiently senior level and acquainted with planning and development

knowledge of both Hong Kong and the Mainland to take up the post.

18. In the light of the anticipated tremendous increase in workload as well as the importance and complexities of duties in connection with cross-boundary planning and the need for co-ordinating various planning studies and projects, we consider it necessary to create a GTP post to take up the policy matters.

#### Existing Staffing Position

19. In view of the fact that the tasks involved are complex, time-critical with wide-ranging implications, we have made available a supernumerary GTP post to handle the tasks through redeployment of existing manpower resources within the Government. We have reviewed this temporary arrangement and find that there is a need to create a permanent GTP post to provide policy steer on cross-boundary related planning issues. As the existing manpower of the Development Bureau is already fully committed, it is not feasible to meet the staff requirement through redeployment of existing resources.

#### Proposal

20. In the light of the above, we propose to create a new GTP post to assist in formulating strategies and policies in facilitating cross-boundary planning and infrastructure developments, and handling issues arising from Guangdong/Hong Kong Co-operation Joint Conference and the Pan PRD Forum; ensuring smooth operation of the CCCID and the Joint Task Force; providing policy steer for the comprehensive consultancy study to be carried out jointly by Hong Kong and Shenzhen Governments; and handling planning policy issues of major cross-boundary infrastructural projects, NDAs, the planning study on land to be released from the FCA. The job description of the proposed GTP post is at **Annex 2**. The proposed GTP will be supported by two additional non-directorate posts, viz. one Senior Town Planner and one PSI.

Annex 2

## Structure of the PLB

Annex 3  
Annex 4 21. The existing and the proposed organisation charts of the PLB are at **Annex 3** and **Annex 4** respectively.

Annex 5  
Annex 6  
Annex 7  
Annex 8 22. With the creation of the PAS(H) post, PAS(PL)2 can concentrate on non-cross-boundary related planning issues. The existing and revised job descriptions of PAS(PL)2 are at **Annex 5** and **Annex 6**, and the existing and revised job descriptions of PAS(PL)1 are at **Annex 7** and **Annex 8**.

## FINANCIAL IMPLICATIONS

23. The proposed creation of the AOSGC and GTP posts will bring about an additional notional annual salary cost at mid-point of \$3,036,000, as follows -

<b>Rank</b>	<b>Notional Annual Salary Cost at Mid-point (\$)</b>	<b>No. of post</b>
AOSGC (D2)	1,518,000	1
GTP (D2)	1,518,000	1
<b>Total</b>	<b>3,036,000</b>	<b>2</b>

The additional full annual average staff cost, including salaries and on-cost, for these two posts is \$4,044,000. The proposal is covered in ECI(2008-09)7 on “Update on Overall Directorate Establishment Position” issued by the Administration in November 2008.

24. As for the four additional non-directorate posts mentioned in paragraphs 13 and 20, the notional annual salary cost at mid-point and full annual average staff cost, including salaries and on-cost, are \$2,339,000 and \$2,734,000 respectively. We will include the necessary provision in the 2009-10 Draft Estimates to meet the cost of this proposal.

## **ADVICE SOUGHT**

25. Members are invited to comment on the proposal. Subject to Members' support, we will seek the approval of Establishment Subcommittee/Finance Committee.

**Development Bureau  
December 2008**

**Proposed Job Description of the Post of  
Principal Assistant Secretary (Harbour)**

Rank : Administrative Officer Staff Grade C (D2)

Responsible to : Deputy Secretary (Planning and Lands)1 (DS(PL)1)

**Major Duties and Responsibilities –**

1. Provide policy input to all harbour-related planning and land matters.
2. Provide support to the Harbour-front Enhancement Committee (HEC), a high-level advocacy committee on planning, land uses and developments along the existing and new harbourfront of Victoria Harbour.
3. Oversee the operation of and provide support to the Sub-committee on Harbour Plan Review, Task Group on Urban Design Study for the New Central Harbourfront and Task Group on Management Model for the Harbourfront and other sub-committees/task groups as may be formed under HEC.
4. Identify short, medium and long term harbourfront enhancement initiatives and co-ordinate and monitor their implementation, including the identification of works and management agents, with Government departments and any other concerned parties, amongst others. One major project coming on stream will be the implementation of the recommendations of the Urban Design Study for the New Central Harbourfront.
5. Spearhead and promote active engagement with stakeholders and the public, including HEC, District Councils and any interested bodies during different stages of the harbourfront enhancement initiatives and report on progress to HEC and its Sub-committee and Task Groups as appropriate;

6. Process and co-ordinate submissions on harbour-related issues to the Legislative Council Panel and its Sub-committee on Harbourfront Planning, the Public Works Sub-committee, the Finance Committee and concerned District Councils; and
7. Oversee the operation the Town Planning Appeal Board.



**Proposed Job Description of the Post of  
Principal Assistant Secretary (Planning and Lands) 5**

Rank : Government Town Planner (D2)

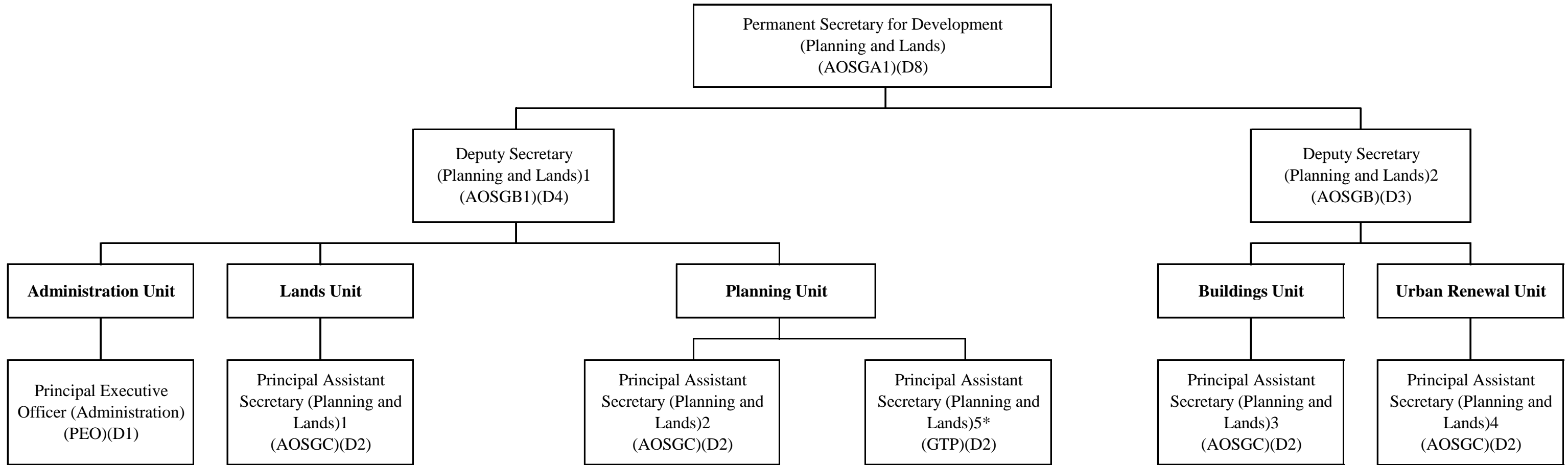
Responsible to : Deputy Secretary (Planning and Lands)1 (DS(PL)1)]

**Major Duties and Responsibilities –**

1. Assist in formulating strategies and policies, co-ordinating with relevant bureaux and departments in facilitating cross-boundary planning and infrastructure developments, and handling issues arising from Guangdong/Hong Kong (HK) Joint Conference and Pan Pearl River Delta (PRD) Region co-operation.
2. Co-ordinate with the Planning Department to ensure smooth operation of the Co-ordinating Committee on Cross-boundary Infrastructure Development (chaired by the Chief Secretary for Administration) and the HK--Shenzhen (SZ) Joint Task Force (JTF) on Boundary District Development (co-chaired by the Secretary for Development and the Executive Vice Mayor of the SZ Municipality Government), and to provide secretariat support to the Working Group on Mode of Development of the Lok Ma Chau Loop (co-chaired by the Permanent Secretary for Development (Planning and Lands) and the Director-General of Development and Reform Bureau of the SZ Municipality Government) under the JTF.
3. Handle planning policy issues of major cross-boundary infrastructural projects such as the Guangzhou-SZ-HK Express Rail Link and the HK-SZ Airports Rail Link, and to monitor individual projects at the boundary areas, such as the Lok Ma Chau Loop, the Liantang/Heung Yuen Wai Control Point and any possible additional boundary crossing points.
4. Handle policy issues relating to the planning and engineering studies on the New Development Areas in North East New Territories and Hung Shui Kui, the land use planning studies on land to be released from the Frontier Closed Area (FCA), and the enhancement of the Shau Tau Kok area retained in the FCA.

5. Initiate, co-ordinate and monitor, where necessary, public engagement exercises in relation to the planning of the cross-boundary infrastructural projects and the studies as mentioned in item 4 above.
6. Assist in taking forward the proposals and monitoring their implementation under the “HK 2030 Study”, which has translated the vision of position HK as Asia’s world city into specific planning goals and objectives.

### Existing Organisation Chart of the Planning and Lands Branch of the Development Bureau

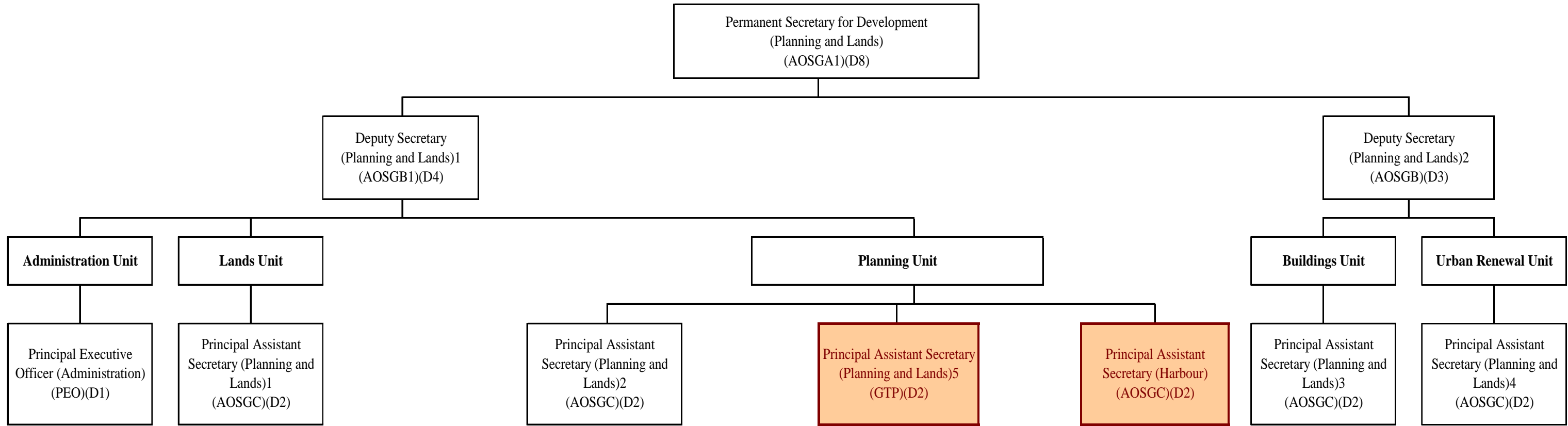


\* Supernumerary post

**Legend**

- AOSGA1 Administrative Officer Staff Grade A1
- AOSGB1 Administrative Officer Staff Grade B1
- AOSGB Administrative Officer Staff Grade B
- AOSGC Administrative Officer Staff Grade C
- GTP Government Town Planner
- PEO Principal Executive Officer

**Proposed Organisation Chart of the Planning and Lands Branch of the Development Bureau**



Proposed Administrative Officer Staff Grade C and Government Town Planner posts.

- Legend**
- AOSGA1 Administrative Officer Staff Grade A1
  - AOSGB1 Administrative Officer Staff Grade B1
  - AOSGB Administrative Officer Staff Grade B
  - AOSGC Administrative Officer Staff Grade C
  - GTP Government Town Planner
  - PEO Principal Executive Officer

**Existing Job Description of the Post of  
Principal Assistant Secretary (Planning and Lands) 2**

Rank : Administrative Officer Staff Grade C (D2)

Responsible to : Deputy Secretary (Planning and Lands)1 [DS(PL)1]

**Major Duties and Responsibilities –**

1. Provide policy input to the amendment of the Town Planning Ordinance and oversee the progress of the 2003 Town Planning Amendment Bill.
2. Provide policy input to and oversee progress of the various planning studies concerning long term territorial development, sub-regional development, and other subjects which are sector- or district-specific, including harbourfront development.
3. Provide policy input to and oversee progress of major development projects such as the South East Kowloon Reclamation, Central Reclamation Phase III, Wanchai Development Phase II and the New Development Areas in the New Territories.
4. Process and coordinate development- and planning-related PWSC and FC submissions, including the presentation of papers at LegCo discussions and the lobbying for support from LegCo Members.
5. Provide policy input to the effort on establishing closer links with the Mainland on planning matters.
6. Provide secretariat support to the Committee on Planning and Land Development.
7. Provide support to the Harbour-front Enhancement Committee (HEC) and oversee the operation of and provide support to the Sub-committee on Harbour Plan Review, Task Group on Urban Design Study for the New Central Harbourfront and Task Group on Management Model for the Harbourfront under HEC.
8. Housekeeping of Planning Department.

**Revised Job Description of the Post of  
Principal Assistant Secretary (Planning and Lands) 2**

Rank : Administrative Officer Staff Grade C (D2)

Responsible to : Deputy Secretary (Planning and Lands)1 [DS(PL)1]

**Major Duties and Responsibilities –**

1. Provide policy input to and oversee planning studies concerning territorial development, sub-regional development, and other sector- or district-specific development projects.
2. Provide policy input to and oversee the progress of the implementation of the Town Planning Ordinance, covering both the town planning process and enforcement issues.
3. Provide policy input to and oversee progress of major development projects such as Central Reclamation Phase III and Wanchai Development Phase II.
4. Provide planning policy input to major infrastructural projects or public facilities with significant land use implications such as the West Kowloon Reclamation Area, South Island Line, Sha Tin to Central Link, the HK Zhuhai Macao Bridge and Guangzhou-SZ-HK Express Rail Link (in the urban areas).
5. Provide secretariat support to the Committee on Planning and Land Development.
6. Service the Co-ordinating Committee on Potentially Hazardous Installation and prepare Orders under the Hong Kong Airport (Control of Obstructions) Ordinance, the creation of easements in or over land under the Electricity Networks (Statutory Easements) Ordinance and the adaptation of the Occupiers Liability Ordinance.
7. Process and coordinate development- and planning-related PWSC and FC submissions, including the presentation of papers at LegCo discussions and the lobbying for support from LegCo Members.
8. Housekeeping of Planning Department.

**Existing Job Description of the Post of  
Principal Assistant Secretary (Planning and Lands) 1**

Rank : Administrative Officer Staff Grade C (D2)

Responsible to : Deputy Secretary (Planning and Lands)1 [DS(PL)1]

**Major Duties and Responsibilities –**

1. Policy formulation relating to land resumption/clearance, compensation, land supply/disposal (e.g. property market stabilization measures).
2. Dealing with LegCo and District Councils on the implementation of land policy matters, e.g. attendance at case conference, LegCo Panel/FC Meetings.
3. Overseeing the implementation of land administration matters by Lands Department, e.g. dealing with land disputes, commenting on land premium assessments.
4. Boards and committees: to attend meetings and follow up on land matters raised e.g. the Land and Building Advisory Committee, the Bureau's Liaison meeting with Heung Yee Kuk, Coordinating Committee on Potentially Hazardous Installations.
5. To manage the Lands Unit to ensure its efficient operation; and to be responsible for housekeeping duties relating to Lands Department.

**Revised Job Description of the Post of  
Principal Assistant Secretary (Planning and Lands) 1**

Rank : Administrative Officer Staff Grade C (D2)

Responsible to : Deputy Secretary (Planning and Lands)1 [DS(PL)1]

**Major Duties and Responsibilities –**

1. Formulate and keep under review policies relating to land supply and land disposal, including Application List for Land Sale, private treaty grants, short term tenancies, lease modification, land exchange and lease extension etc. Examples include the flexible use of land resources in Tin Shui Wai for achieving social objectives, the land exchange involving the Park Island and Ma Wan Park development, and the extension of lease of the Ocean Terminal.
2. Deal with land-related policy and land administration issues, including land control and lease enforcement, streamlining of procedures under the land-related development process, like the pilot scheme on the dedicated team, and adverse possession. Examples include the review on the policy of provision of public facilities in private developments.
3. Formulate and keep under review policies relating to land acquisition and land resumption, and handling petitions against re-entry of land. Examples include the land resumption involving new infrastructural projects like XRL, and sewerage projects like Lam Tsuen and Kau Lung Hang sewerage projects, etc.
4. Formulate and keep under review policies relating to unique New Territories land matters, including the Small House Policy, Village Expansion Areas, Government Rent exemption for indigenous villagers, New Territories Exempted Houses (and issues arising from it, such as emergency vehicular access requirement) and NT zonal compensation system.
5. Undertake housekeeping duties relating to LandsD. To provide support for the Bureau's representative attending meetings like the Business Facilitation Advisory Committee, and see to the operation of the Land and Building Advisory Committee, the SDEV-Heung Yee Kuk Liaison Committee and the Compensation Review Committee.