

ITEM FOR ESTABLISHMENT SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 33 – CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

Subhead 000 Operational expenses

Members are invited to recommend to Finance Committee the following proposal with immediate effect upon approval by Finance Committee –

- (a) creation of the following four supernumerary directorate posts for a new Lantau Development Office in the Civil Engineering and Development Department up to 31 March 2021 –

1 Principal Government Engineer
(D3) (\$180,200 - \$196,700)

1 Government Town Planner
(D2) (\$154,950 - \$169,450)

2 Chief Engineer
(D1) (\$130,500 - \$142,750); and

- (b) re-deployment of three D3, five D2 and 13 D1 directorate posts within the Civil Engineering and Development Department arising from the establishment of the Lantau Development Office and re-organisation of the existing Development Offices in the Civil Engineering and Development Department.

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PROBLEM

We need additional support at the directorate level in the Civil Engineering and Development Department (CEDD) to lead a new Lantau Development Office (LDO) and redeploy existing directorate posts to re-organise the Development Offices (DevOs) in CEDD.

PROPOSAL

2. To capitalise on the benefits brought by the locational advantages and strategic infrastructures in Lantau, the Government is pursuing short, medium and long-term economic, housing, social, conservation, recreation and tourism developments in Lantau which are crucial to the long-term sustainable development of Hong Kong. The Government aims to set up a dedicated LDO under CEDD to take forward and manage the development initiatives for Lantau. Specifically, we propose to create four supernumerary directorate posts for about five years up to 31 March 2021 to lead the LDO –

- (a) one Principal Government Engineer (PGE) (D3) to be designated as Project Manager (Lantau) (PM(L));
- (b) one Government Town Planner (GTP) (D2) to be designated as Deputy Project Manager (Lantau) 2 (DPM(L)2); and
- (c) two Chief Engineers (CE) (D1) to be designated as Chief Engineer/Lantau 2 (CE/L2) and Chief Engineer/Lantau 3 (CE/L3).

3. Taking the opportunity, we have re-examined the distribution of workload in the four existing DevOs in light of developments in recent years. We propose to re-distribute the duties among the four DevOs to rationalise the workload.

Encls. 1 & 2 4. The existing and proposed organisation charts of CEDD showing the proposed creation and redeployment of directorate posts are at Enclosures 1 and 2 respectively.

JUSTIFICATION**Lantau Development**

5. Since its establishment in January 2014, the Lantau Development Advisory Committee (LanDAC) has examined in detail the strategic positioning and development directions of Lantau. It agreed that the planning vision is to

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develop Lantau into a smart, low-carbon community for living, work, business, leisure and study while balancing and enhancing development and conservation. LanDAC has formulated the proposed development strategies in different aspects, covering spatial planning and land use, conservation, strategic traffic and transport infrastructure, recreation and tourism, and social development. The development proposals will feature not only conservation in our consideration of sustainable developments but also local developments at the district level amid strategic development in a wider Hong Kong context. We have just completed a three-month public engagement exercise at the end of April 2016 to collate the public's views on the proposed development strategies and will draw up a blueprint for developing Lantau providing, among others, a reference timetable for implementing the related projects.

6. In the short to medium-term, we will implement the Tung Chung New Town Extension (TCNTE) to house a total population of about 268 000 as well as other developments along the northern part of Lantau which include the topside development at the Hong Kong boundary crossing facilities (HKBCF) island of the Hong Kong-Zhuhai-Macao Bridge (HZMB), Siu Ho Wan reclamation and adjoining development and Sunny Bay reclamation. At the same time, we will revitalise Tai O, Mui Wo and Ma Wan Chung Village and carry out other local improvement works projects including expansion and improvement of the mountain bike trail network and road improvement works in south Lantau. We will also take forward those feasible and worthwhile proposals on recreation and tourism development of Lantau. In the longer term, we will study the development of the East Lantau Metropolis (ELM) as a potential strategic growth area and a new core business district. Subject to study findings, public engagement and statutory procedures, our initial plan is to develop Lantau into an area capable of housing a population of up to a maximum of one million in the long term¹. There will also be commercial developments at strategic locations, capitalising on the benefits brought by the Hong Kong International Airport (HKIA) and the planned Three-Runway System (3RS), HZMB and other strategic infrastructures in the area.

7. Given its massive scale and critical role in Hong Kong's sustainable development, Lantau development will involve substantial and complex interfaces with various stakeholders on important aspects. It will require undertaking a wide range of studies, planning and implementing projects of different scales and nature in stages, conducting statutory procedures and public engagement in tandem under a well-coordinated programme.

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¹ This estimation is on the maximum capacity only and is made on the assumption that all the proposed development projects would be implemented after being confirmed by detailed feasibility studies as feasible. As the actual uses, development scale, feasibility and implementation arrangement of each proposed development project have yet to be studied, the estimate is only a set of reference figures for the long-term development of Lantau.

Need for a Dedicated Multi-disciplinary Office

8. At present, the work concerned is carried out by several bureaux/departments (b/ds) and most of the work is only at the preliminary and exploratory stage. Currently, the Development Bureau (DEVB) coordinates with CEDD and the Planning Department (PlanD) in carrying out various studies and projects, including topical studies to facilitate LanDAC to formulate the proposed development strategies for Lantau. DEVB is also conducting the study on recreation and tourism development strategy while CEDD is undertaking various studies and projects. PlanD is overseeing the planning-related studies and matters. Moreover, DEVB, CEDD and PlanD are sharing out the workload in providing secretariat support to LanDAC and its subcommittees.

9. All the existing posts involved in the work of LanDAC and Lantau development were either redeployed within the b/ds or created on a time-limited basis, without dedicated directorate support. The present manpower resources are scattered among the b/ds and is grossly inadequate to cope with the workload and complexity of Lantau development from 2016 onwards. In view of the scale of the developments, including conservation initiatives, to be planned and implemented and for better coordination to ensure holistic planning, there is a need to form a new dedicated multi-disciplinary LDO in CEDD with engineering, planning and other professionals working closely together for more effective and efficient communication and decision making in the development programme. Due to their geographical proximity, LDO will also oversee projects in other outlying islands in the Islands District which is currently taken care of by Hong Kong Island and Islands (HKI&I) DevO.

10. The projects and proposals to be taken forward by LDO will include the following –

- (a) Implementation of the TCNTE;
- (b) Engineering Infrastructural Works for Housing Development in Area 54, Tung Chung;
- (c) Topside development at HKBCF island of HZMB;
- (d) Sunny Bay reclamation;
- (e) Siu Ho Wan reclamation and development at adjoining area;
- (f) Strategic Studies for Artificial Islands in the Central Waters (i.e. ELM);
- (g) Improvement works at Mui Wo, Tai O and Ma Wan Chung;

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- (h) Improvement and expansion of Mountain Bike Trail Networks in south Lantau;
- (i) Preliminary Feasibility Study of Cable Car System from Ngong Ping to Tai O, and Spa and Resort Development at Cheung Sha and Soko Islands;
- (j) Overall traffic and transport study for the developments in Lantau (recommended by LanDAC);
- (k) Proposals of enhancing the conservation of Lantau and promoting better utilisation of natural resources;
- (l) Project proposals recommended under DEVB's study on recreation and tourism development strategy;
- (m) Provision of cycling track along northern shore of Lantau;
- (n) Local enhancement works in Lantau, such as improvement works to roads/village access, car parking facilities, hiking trails, etc.;
- (o) Proposals of supporting the social development of Lantau;
- (p) Public and stakeholder engagement to collect their views on the proposed development strategies for Lantau with a view to formulating a blueprint for developing Lantau;
- (q) Arrangement of or provision of support to local events to publicise and promote Lantau development; and
- (r) Development of ex-Lamma Quarry Area at Sok Kwu Wan.

11. The LDO will be a one-stop office to carry out the planning, study/assessment, design, tendering and implementation of the various local and strategic development projects in Lantau in short, medium and long term in an integrated, well-prioritised and scheduled manner, with proper coordination with interfacing projects including HZMB-related projects, HKIA's 3RS and North Commercial District development. To deliver the projects, LDO will need to provide professional and technical support to the drawing up of statutory Outline Zoning Plans and administrative land use plans, and conduct public and stakeholder engagement as well as completion of the relevant statutory procedures. Apart from major development proposals, LDO will continue to explore opportunities to implement quick-win local enhancement projects (e.g. area improvement projects) which will benefit the local or district level. Besides, in addition to works-related projects, LDO will devote substantial efforts to public engagement related to Lantau development and hold or support local events to publicise and promote Lantau development.

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Need for a Supernumerary PGE (D3) Post in CEDD to Head LDO

12. It is essential to have a PM ranked at PGE (D3) to be the Head of LDO to provide the necessary leadership. He/she will direct and manage the planning and implementation of all consultancy studies and works and non-works projects/initiatives in a coordinated manner, amid various requirements and constraints, to meet the vision and objectives of Lantau development for Hong Kong's overall benefits. In the process, he/she will also liaise with the senior management of the b/ds concerned and other stakeholders to resolve different strategic issues and ensure the smooth delivery of various projects under the development programme. The post-holder has to be experienced in managing large-scale development programmes, and possess strong leadership and communication skills required for leading a multi-disciplinary office in implementing various projects. At present, the existing PM(HKI&I) of CEDD is responsible for the planning and implementation of all development projects on Hong Kong Island, Lantau and other outlying islands. Those projects on Hong Kong Island include, among others, the highly complex projects of Wan Chai Development II (WDII) and the associated works for Central-Wan Chai Bypass (CWB), which are progressing in full swing for completion as soon as practicable in order to relieve the existing increasingly congested road corridor along the northern coast of Hong Kong Island. Other on-going works on Hong Kong Island include site formation projects for housing developments in Kennedy Town, provision of a boardwalk under the Island Eastern Corridor, the reassembly of Queen's Pier, and columbarium development engineering feasibility studies currently under HKI&I DevO, which will remain active until at least 2024. It is impractical for PM(HKI&I) to head and oversee the new LDO in charge of the Lantau development programme on top of his existing work portfolio.

13. The proposed PGE (D3) heading LDO, designated as PM(L), will be underpinned by one GE (D2), one GTP (D2), and three CE (D1) directorate posts. Amongst these six directorate posts, the PGE (D3), the GTP (D2) and two CE (D1) posts are new supernumerary posts proposed for creation for a period of about five years up to 31 March 2021 to take forward the planning and implementation of the development projects in Lantau and other outlying islands, whilst the remaining two directorate posts will be the DPM(HKI&I) post ranked at GE (D2) and CE/Islands post ranked at CE (D1) to be redeployed from HKI&I DevO and re-designated as DPM(L)1 and CE/L1 respectively. We will review the staffing requirement of LDO beyond 31 March 2021 by 2020, taking into account the development scale and progress of the programme at that time.

14. The proposed organisation chart of LDO showing the six directorate posts and the proposed job descriptions of PM(L) are at Enclosures 3 and 4 respectively. Upon the assumption of responsibilities relating to developments in

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Lantau and other outlying islands by the proposed PM(L), the existing post of PM(HKI&I) and the duties relating to Hong Kong Island will be subsumed into other development offices, as explained in the ensuing paragraphs.

Need for a Supernumerary GTP (D2) Post in LDO of CEDD

15. LDO will be divided into two branches, namely Lantau 1 Branch headed by DPM(L)1, which focuses on projects progressed to design and construction stages, and Lantau 2 Branch headed by DPM(L)2, which basically handles projects at the planning stage. DPM(HKI&I) will be redeployed to LDO as DPM(L)1 to continue to taking up the tasks related to developments in Lantau and other outlying islands in the pipeline, focusing on quick-win projects and public engagement exercises for Lantau development. In particular, he/she will be responsible for various studies for TCNTE, the topside development on the HKBCF island of HZMB, the Mui Wo and Tai O improvement works, with the aim for early implementation. He/She will also assist PM(L) in supporting the secretariat work for the LandAC subcommittees.

16. We propose to create a new supernumerary GTP post, designated as DPM(L)2, to lead another multi-disciplinary team in LDO in mapping out the land use strategy and statutory plans for Lantau development. He/She will lead the team to oversee and manage consultancy studies for taking forward Lantau development such as the Sunny Bay reclamation, Siu Ho Wan reclamation and ELM. During the course of preparing statutory and administrative land use plans, he/she will process representations and comments on such plans. The planning team will integrate in a timely manner planning and engineering considerations in Lantau development, which is especially important at this early stage. Moreover, DPM(L)2 will attend Legislative Council and other high-level meetings on planning matters related to Lantau development and resolve planning issues in the implementation stage.

17. The proposed job descriptions of DPM(L)1 and DPM(L)2 are at Encls. 5 & 6 Enclosures 5 and 6 respectively.

Need for Two Supernumerary CE (D1) Posts in LDO of CEDD

18. At present, CE/Islands of HKI&I DevO is mainly responsible for supervising and managing the engineering feasibility studies and planning and engineering studies as well as implementing the infrastructure/improvement projects in Lantau and other outlying islands including TCNTE, the topside development on the HKBCF island of HZMB, the preliminary feasibility study of cable car system from Ngong Ping to Tai O, spa and resort development at Cheung Sha and Soko Islands, provision of public relations support to Lantau

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development, and development of ex-Lamma Quarry Area at Sok Kwu Wan, etc. Upon the establishment of LDO, CE/Islands will be redeployed to LDO to continue his work as CE/L1. The other two CEs in HKI&I DevO, namely CE/HK1 and CE/HK2, could not be redeployed to LDO as they still have to handle the work of Hong Kong Island including WDII and the associated work for CWB, which would continue until at least 2024. On the other hand, taking into account the increasingly substantial workload of Lantau development arising from the upcoming tasks including the Sunny Bay and Siu Ho Wan reclamations, ELM, various proposals identified under the study on recreation and tourism development strategy for Lantau etc., two additional CE (D1) posts are required to be created in LDO, namely CE/L2 and CE/L3.

19. We propose that CE/L1 and CE/L2 be put under DPM(L)1 for providing support to projects progressing to design and construction stages which require more engineering input. CE/L3 will work under DPM(L)2 who will handle projects at the planning stage. The proposed duties of CE/L1, CE/L2 and CE/L3 are as follows –

- (a) CE/L1 will be mainly responsible for carrying out studies, implementing the reclamation, site formation and infrastructure works for TCNTE, Ma Wan Chung improvement works, and the development project at the ex-Lamma Quarry on Lamma Island, and overseeing all conservation and environmental issues for Lantau development;
- (b) CE/L2 will be mainly responsible for implementing the improvement works at Mui Wo and Tai O, the mountain bike trail networks in south Lantau, and the topside development at the HKBCF island of HZMB, short-term local improvement works and quick-win projects, and overseeing the secretariat work of the subcommittees under LanDAC, project programming and technical issues for Lantau development and all public engagement events and activities; and
- (c) CE/L3 will be mainly responsible for implementing the ELM, the Sunny Bay reclamation, the Siu Ho Wan reclamation and adjoining development, the spa and resort development at Cheung Sha and Soko Islands, the cable car system from Ngong Ping to Tai O and proposals as identified under the study on recreation and tourism development strategy, and overseeing strategic traffic and transport infrastructure development and geotechnical issues for Lantau development.

20. The proposed job descriptions of CE/L1, CE/L2 and CE/L3 are at Encls. 7 - 9 Enclosures 7, 8 and 9 respectively.

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Proposed Change of Geographical Boundaries of DevOs in CEDD and Redistribution of Duties and Responsibilities

Existing Structure

Encl. 10

21. CEDD currently comprises the following offices: the Headquarters (HQs), two functional Offices, namely Civil Engineering Office (CEO) and Geotechnical Engineering Office (GEO), and four DevOs demarcated according to geographical location, namely HKI&I, K, NTE and NTW. Except for GEO which is headed by a Principal Government Geotechnical Engineer (D3), each of the other offices is headed by a PGE (D3). The geographical boundaries of the four existing DevOs are at Enclosure 10. The PGEs heading the four DevOs are each designated as PM, namely PM(HKI&I), PM(K), PM(NTE) and PM(NTW). PM(HKI&I) is deputised by the GE (D2) post of DPM(HKI&I); PM(K) by the GE (D2) post of DPM(K) and the GE/GA (D2) post of Head/Kai Tak Office (H(KTO)); PM(NTE) by the GE (D2) posts of DPM(NTE)1 and DPM(NTE)2; and PM(NTW) by the GE (D2) post of DPM(NTW).

22. CEDD is the principal works department responsible for implementing the various engineering infrastructure, development and land supply projects and district administration of works related matters of the 18 Districts. Apart from Lantau development and the projects in other outlying islands in the Islands District, CEDD is also actively taking forward the implementation of a vast number of major development and infrastructure projects in various regions of the territory, such as –

| Region | Major Development and Infrastructure Projects |
|--|---|
| <u>Hong Kong Island</u> (currently being handled by HKI&I DevO) | (a) WDII and associated works for CWB (b) Site formation projects for housing developments in Kennedy Town (c) Boardwalk under the Island Eastern Corridor (d) Reassembly of Queen's Pier (e) Columbarium development engineering feasibility studies (f) Housing development at Braemar Hill district |

/Kowloon

| Region | Major Development and Infrastructure Projects |
|--|--|
| <u>Kowloon</u> (currently being handled by K DevO) | (a) Kai Tak Development (KTD) (b) West Kowloon Cultural District Integrated Basement and Infrastructure Projects (c) Trunk Road T2 (d) Development of ex-Cha Kwo Ling Kaolin Mine Site (e) Grade-separated pedestrian linkages along Sham Mong Road and at Kwun Tong Town Centre Redevelopment (f) Infrastructure works for housing sites adjacent to Lung Ping Road at Tai Wo Ping (g) Demolition works for development at North West Kowloon Reclamation Site 1 |
| <u>New Territories North and East</u> (currently being handled by NTE DevO) | (a) Liantang/Heung Yuen Wai Boundary Crossing Point (LT-HYW BCP) (b) Kwu Tung North (KTN) New Development Area (NDA) (c) Fanling North (FLN) NDA (d) NT North Development (e) Kwu Tung South, Kong Nga Po and other developments in North District (f) Widening of Tai Po Road (Sha Tin Section) (g) Infrastructure works in Shatin (ST) and Ma On Shan (h) Development at Anderson Road Quarry (i) Tseung Kwan O (TKO) - Lam Tin Tunnel (TKO-LTT) (j) Cross Bay Link (CBL) in TKO (k) Infrastructure works in TKO and Sai Kung (SK) (l) New housing sites in TKO areas and the re-planning and development of TKO Area 137 |
| <u>New Territories West</u> (currently being handled by NTW DevO) | (a) Hung Shui Kiu NDA (b) Developments of Yuen Long South (c) Development of Lok Ma Chau Loop (d) Housing Developments at Kam Tin South (e) New Territories Cycle Track Network Project |

23. Assessment based on the current project programmes has revealed that the capital works expenditure under CEDD would increase substantially from about \$6 billion in 2014-15 to over \$9 billion in 2016-17 as more projects are taken forward progressively. Given the complexity and massive scale of the projects as well as their tight development programmes, intensive professional inputs from CEDD are required in order to sustain this momentum. This has led to tremendous increase in workload and exerted much pressure on different offices, in particular the work in recent years related to Lantau development within HKI&I DevO and development at North District within NTE DevO. Upon the setting up of the proposed LDO to take up development projects and district administration in Lantau and other outlying islands, the opportunity is taken to review the division of responsibilities and boundaries amongst the DevOs as well as the duties of PMs in CEDD, including whether the development projects on Hong Kong Island can be re-distributed to one of the other DevOs (namely, K DevO, NTE DevO and NTW DevO), to better balance the workload having regard to the status of various projects and consistency within district boundaries. The major findings of the review is as follows –

- (a) NTW DevO is already fully engaged in its existing projects and has no spare capacity to take up additional workload;
- (b) The workload arising from the projects under NTE DevO is fast increasing and has grown beyond the capacity of NTE DevO, and thus the projects in SK District (including TKO) should be re-distributed to another DevO; and
- (c) The projects in Hong Kong Island, Kowloon and SK Districts need to be overseen and steered by two PMs under two DevOs.

24. We propose to re-demarcate the geographical boundaries and to re-distribute the duties and responsibilities among the NTW, NTE, K and HKI&I DevOs, and to rename the four DevOs as North, East, South and West DevOs. Details of the proposed post-neutral and cost-neutral changes are explained in the ensuing paragraphs.

North Development Office (NDO)

Proposed Redeployment of One PM Post from HKI&I DevO as well as One DPM and Three CE posts from NTE DevO to Form a New NDO

25. As highlighted in the 2015 Policy Address, in the medium and long terms, KTN and FLN NDAs will be the important source of housing and land supply for Hong Kong, especially in terms of Public Rental Housing and Home Ownership Scheme flats. The Government is also studying further developments

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in the NT North to meet long-term housing needs. The land supply and other infrastructure projects in North District as well as Tai Po (TP), ST and SK Districts are currently overseen by NTE DevO. In the North and TP Districts, the construction of LT-HYW BCP project is going on at full swing in order to enhance the links with the Mainland. The project involves site formation of about 23 ha of land for a new BCP and construction of an approximately 11 km-long dual two-lane trunk road connecting the BCP with Fanling Highway. The new BCP will shorten the travelling time between Hong Kong and eastern Guangdong, southern Fujian and Jiangxi, thus greatly facilitating future regional cooperation and development. It will also redistribute the cross-boundary vehicular traffic amongst the crossings in the east and alleviate the busy conditions at Man Kam To and Sha Tau Kok BCPs. The various multi-billion contracts and associated consultancies have to be closely monitored in order to ensure their timely completion within the Approved Project Estimate.

26. Separately, the KTN and FLN NDAs of a total area of about 614 ha are being actively taken forward for implementation, requiring a lot of community and engagement work as well as technical support for land acquisition and clearance work so that the implementation programme can meet the land supply target. Given their large scale and the number of residents and stakeholders affected, as well as the huge public and political sensitivity of these two NDA projects as evidenced from the objections and public concerns generated, the workload will be maintained at a high level in the next few years as the construction works for the initial phases are planned to commence from 2018 onwards while the planning and design of the remaining phases are proceeding actively at the same time. In ST District, the Widening of Tai Po Road (Sha Tin Section) project commenced detailed design in end 2015 for completion of construction by end 2021 to meet the anticipated traffic demand generated from continued development in ST, TP and North Districts. Other land supply related infrastructure projects in Ma On Shan and Fo Tan have also entered into construction phase. The above-mentioned work relating to ST, TP and North Districts together with the other projects in SK District have grown beyond the capacity of PM(NTE). There is a need for a dedicated PM and a DevO to focus only on projects in the North, TP and ST Districts so that the required attention span can be maintained to provide the close overview and steer required at a high level in a timely manner, hence better assuring the meeting of the policy objective.

27. It is therefore proposed to set up an NDO with existing resources to look after all development projects and district administration in the North, TP and ST Districts. Posts to be redeployed are as follows –

- (a) redeploying PM(HKI&I) post ranked at PGE (D3) from HKI&I DevO to be re-titled as PM(North) (PM(N));

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- (b) redeploying DPM(NTE)2 post ranked at GE (D2) from NTE DevO to be re-titled as DPM(North) (DPM(N)); and
- (c) redeploying CE/BCP, CE/NTE3 and CE/NTE4 posts ranked at CE (D1) from NTE DevO, to be re-titled as CE/N1, CE/N2 and CE/N3 respectively.

Encl. 11 28. The proposed job descriptions of PM(N) are at Enclosure 11 and the updated responsibilities of DPM(N), CE/N1, CE/N2 and CE/N3 are at
 Encl. 12 Enclosure 12.

East Development Office (EDO) and South Development Office (SDO)

Proposed Redeployment of One PM, One DPM and Two CE Posts from NTE DevO, as well as the H(KTO) Post and Three CE Posts from K DevO to Form a New EDO; and Proposed Redeployment of one PM, one DPM and two CE Posts from K DevO and two CE Posts from HKI&I DevO to Form a New SDO

29. Based on the programme of WDII, the site formation project for housing and developments in Kennedy Town, the provision of a boardwalk underneath Island Eastern Corridor and other projects on Hong Kong Island, the current workload will remain heavy until at least 2024. On the other hand, while NDO should take up the major projects in North, TP and ST Districts from NTE DevO, the remaining major projects in SK District under NTE DevO are substantial and resource-intensive. These include the construction works of TKO-LTT and CBL which will commence in sequence starting from 2016 to meet the traffic demands of a larger population in TKO and to cope with the housing development in the areas. In addition, to enhance land supply, the construction works of the Development of the Anderson Road Quarry will commence in late 2016. Other new initiatives to accommodate additional population, including various new housing sites in TKO areas and the re-planning and development of TKO Area 137, are being considered actively. They are also critical to meeting the land supply policy objective.

30. To better balance the workload, the work in Kowloon, Hong Kong Island and SK/TKO will be shared between the current PM(K) and PM(NTE) by adjusting the boundaries such that the new EDO will look after SK, Wong Tai Sin, Kwun Tong and Kowloon City Districts, while the new SDO will look after Hong Kong Island, Sham Shui Po and Yau Tsim Mong Districts. EDO will be responsible for all projects in SK/TKO and Kai Tak Development (KTD), while SDO will be responsible for all other projects on Hong Kong Island and in Kowloon (except KTD).

31. It is therefore proposed that EDO be set up with existing resources by redeployment of posts as follows –

- (a) redeploying PM(NTE) post ranked at PGE (D3) from NTE DevO to be re-titled as PM(East) (PM(E));
- (b) redeploying DPM(NTE)1 post ranked at GE (D2) from NTE DevO to be re-titled as DPM(East) (DPM(E));
- (c) redeploying CE/NTE1 and CE/NTE2 posts ranked at CE (D1) from NTE DevO to be retitled as CE/E1 and CE/E2 respectively;
- (d) redeploying H(KTO) post ranked at GE/GA (D2) from K DevO with the same title; and
- (e) redeploying CE/K1, CE/K3 and CE/K4 posts ranked at CE (D1) from K DevO to be retitled as CE/E3, CE/E4 and CE/E5 respectively.

Encl. 13 32. The proposed job descriptions of PM(E) are at Enclosure 13. The updated responsibilities of DPM(E), H(KTO) and the five CE posts in EDO are at Enclosure 12.

33. It is also proposed that SDO be set up with existing resources through redeployment of posts as follows –

- (a) redeploying PM(K) post ranked at PGE (D3) and DPM(K) post ranked at GE(D2) from K DevO to be re-titled as PM(S) and DPM(S) respectively;
- (b) redeploying CE/K2 and CE/K5 posts ranked at CE (D1) from K DevO to be re-titled as CE/S1 and CE/S2 respectively; and
- (c) redeploying CE/HK1 and CE/HK2 posts ranked at CE (D1) from HKI&I DevO to be re-titled as CE/S3 and CE/S4 respectively.

Encl. 14 34. The proposed job descriptions of PM(S) are at Enclosure 14. The updated responsibilities of DPM(S) and the four CE posts in SDO are at Enclosure 12.

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Proposed Re-titling of NTW DevO to West Development Office (WDO)

35. The responsibilities of NTW DevO remain unchanged, but the office will be re-titled as WDO to ensure consistency with other DevOs. The existing PGE, GE and CE posts of PM(NTW), DPM(NTW), CE/NTW1, CE/NTW2, CE/NTW3 and CE/NTW4 will be re-titled as PM(W), DPM(W), CE/W1, CE/W2, CE/W3 and CE/W4 respectively.

Encl. 15

36. The existing and proposed organisation charts of CEDD showing the proposed changes are at Enclosures 1 and 2 respectively, and the revised geographical boundaries of the Development Offices are at Enclosure 15. A table summarising the revised distribution of directorate posts amongst the five DevOs following the re-demarcation of the geographical boundaries (as compared with the existing structure) is set out below –

| Proposed DevO | Proposed Directorate Posts (Number of Posts) | Existing DevO | Existing Directorate Posts (Number of Posts) |
|----------------------|---|----------------------|---|
| LDO | PGE (1) | - | - |
| | GE (1) | | - |
| | GTP (1) | | - |
| | CE (3) | | - |
| | <i>Sub-total: 6</i> | | <i>Sub-total : 0</i> |
| EDO | PGE (1) | K DevO | PGE (1) |
| | GE (1) | | GE (2) |
| | GE/GA (1) | | - |
| | CE (5) | | CE (5) |
| | <i>Sub-total: 8</i> | | <i>Sub-total: 8</i> |
| NDO | PGE (1) | NTE DevO | PGE (1) |
| | GE (1) | | GE (2) |
| | CE (3) | | CE (5) |
| | <i>Sub-total: 5</i> | | <i>Sub-total: 8</i> |
| SDO | PGE (1) | HKI&I DevO | PGE (1) |
| | GE (1) | | GE (1) |
| | CE (4) | | CE (3) |
| | <i>Sub-total: 6</i> | | <i>Sub-total: 5</i> |
| WDO | PGE (1) | NTW DevO | PGE (1) |
| | GE (1) | | GE (1) |
| | CE (4) | | CE (4) |
| | <i>Sub-total: 6</i> | | <i>Sub-total: 6</i> |
| Total | 31 | Total | 27 |

Note: With the revision of geographical boundaries for the DevOs upon the establishment of LDO, the geographical boundaries of the DevOs in the left column are not necessarily the same as the corresponding ones in the right column.

/Other

Other Manpower Resources

37. On top of the directorate posts mentioned above, we will also enhance the non-directorate staffing in DEVB, CEDD and PlanD in support of the Lantau development initiatives by creating 50 non-directorate posts. Summaries of the grades of the posts to be created and their duties are at Enclosure 16.

Encl. 16

ALTERNATIVES CONSIDERED

38. At present, all the directorate officers at CEDD, including those of the four existing DevOs as explained above, are fully occupied with their daily responsibilities. For the CEO, the directorate officers are fully engaged with various daily responsibilities under their purview and the additional duties in relation to a large number of new public housing development projects taken up from the Transport and Housing Bureau in recent years. For CEDD HQs, the directorate officers are engaged full-time in the overall technical and administrative management of the Department, as well as performing various grade management functions for the professional and technical grades under the central authority of the Director of Civil Engineering and Development. For the GEO, the directorate officers are not of Engineer grade and they are fully occupied with providing services related to geotechnical engineering. Hence, the alternative of re-distributing the development projects on Hong Kong Island to one of the other DevOs in order that the HKI&I DevO could concentrate on Lantau development is impractical. The other alternative of redeploying directorate staff from HQs, CEO or GEO to strengthen HKI&I DevO to enable it to cope with the workload arising from Lantau development is also not feasible. Similar to CEDD, all directorate officers in PlanD are already fully occupied with their existing portfolios. There is currently no dedicated directorate post in PlanD to provide planning input and support to Lantau development, and the related workload is absorbed by Assistant Director/Territorial (AD/T) at the GTP level. However, AD/T is already heavily engaged in a number of duties not related to Lantau development such as Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 and the related consultancy studies for technical assessments, planning and engineering studies for Hung Shui Kiu NDA, Kwu Tung South and Yuen Long South, Preliminary Feasibility Study on Development of the NT North and Mainland-related planning studies and matters. Hence, the alternative of deploying a GTP from PlanD to the dedicated LDO is not possible.

39. In order to develop the Lantau development initiatives from conceptual proposals through in-depth planning and detailed design towards full realisation, with comprehensive community engagement along the way, there is a genuine and pressing need to set up the dedicated LDO with the proposed new directorate posts to be supplemented by existing resources. The consequential

/revision

revision to the geographical boundaries and the redistribution of duties and responsibilities among the DevOs in CEDD, entirely by redeploying existing resources is also essential for rationalising the workload distribution in order to cater for the changed circumstances and future challenges. Other than one GE and one CE posts proposed to be redeployed to LDO as mentioned above, it is operationally impractical for the other directorate Engineering Grade officers to effectively take up the whole or part of the new duties and responsibilities relating to LDO. The schedule of responsibilities for all other existing PGE, GE and CE posts in CEDD after re-organisation is at Enclosure 12.

FINANCIAL IMPLICATIONS

40. The proposed creation of four supernumerary posts will bring about an additional notional annual salary cost at mid-point of \$7,590,600 as follows –

| Rank | Notional annual salary cost at mid-point (\$) | No. of Posts |
|--------------|--|---------------------|
| PGE (D3) | 2,290,800 | 1 |
| GTP (D2) | 1,973,400 | 1 |
| CE (D1) | 3,326,400 | 2 |
| Total | 7,590,600 | 4 |

The additional full annual average staff cost, including salaries and staff on-cost, is about \$10,757,000.

41. The additional notional annual salary cost at mid-point for the 50 additional non-directorate posts in DEVB, CEDD and PlanD is \$32,209,740 and the full annual average staff cost, including salaries and staff on-cost, is about \$44,253,000. We have included the necessary provision in the 2016-17 approved Estimates to meet the cost of the proposal and will reflect the resources required in the Estimates of subsequent years.

PUBLIC CONSULTATION

42. We consulted the Legislative Council Panel on Development (the Panel) on 23 February 2016. Members had no objection to the proposed re-organisation of the existing DevOs of CEDD. Regarding the proposal of establishment of LDO, some Members supported the proposal and urged for early implementation of the development proposals in Lantau, whilst some opposed to the proposal and raised concerns on the development proposals to be undertaken by LDO. After discussion, we marginally failed to obtain the support of the Panel for submission of the proposal to the Establishment Subcommittee.

Encl. 17

43. We consulted the Panel again on 26 April 2016 by providing supplementary information to address Members' concerns. We also updated Panel Members on the latest situation of the public engagement exercise for Lantau development. The supplementary information is at Enclosure 17. Some Members expressed further views as follows –

- (a) LDO should pay more emphasis on aspects related to conservation and traffic and transport infrastructures to address public's concern-

We responded that LDO would take a proactive approach in carrying out the work related to the planning and implementation of conservation as well as traffic and transport infrastructures.

- (b) As there were diverse public views on Lantau development, it was not the right time to establish LDO-

We explained that as revealed by the views collected during the public engagement exercise and the special meeting of the Panel on Development held on 16 April 2016, there were a large number of views on multiple aspects from the public. Many urged for more detailed assessment studies, such as studies on traffic and transport infrastructures and receiving capacity of Lantau, while some proposed the early formulation of detailed conservation measures and timely improvement of infrastructures to support the existing livelihood in the rural areas, etc. Since all those suggestions involved a great deal of work to be carried out in a short time, we saw the urgent need to increase our manpower and management steer by establishing LDO so that we could start the work immediately, seizing the development and conservation opportunities in Lantau and bringing benefits to Hong Kong people.

- (c) The ELM was controversial and should not be implemented –

We responded that the ELM was for the long-term social and economic development of Hong Kong and should be examined as a long-term development option. There was insufficient assessment information on the ELM at the moment and whilst no position was taken on the implementation of the ELM, LDO was much needed urgently so that studies related to the ELM could be commenced.

44. The majority of Members in the meeting on 26 April 2016 supported the submission of this staffing proposal to the Establishment Subcommittee.

/BACKGROUND

BACKGROUND

45. Upon the completion of the Hong Kong-Zhuhai-Macao Bridge, Lantau will become the confluence of Hong Kong, Macao and western Pearl River Delta (PRD). To capitalise on the benefits brought by the mega infrastructure projects in the area and the synergy between Hong Kong and the PRD, the Chief Executive announced in the 2014 Policy Address the establishment of LanDAC to map out the economic and social development strategy for Lantau. In January 2016, LanDAC issued the First-term Work Report which sets out the initial major proposals for Lantau development in different aspects including spatial planning and land use, conservation, strategic traffic and transport infrastructure, social development, recreation and tourism for public consultation. A dedicated multi-disciplinary office is required to take forward the short-term projects for their early implementation and conduct studies and investigations for medium and long-term development projects and proposals for Lantau.

ESTABLISHMENT CHANGES

46. The establishment changes in CEDD for the last two years are as follows –

| Establishment (Note) | Number of Posts | | |
|-------------------------|-------------------------------------|-----------------------|-----------------------|
| | Existing (As at 1 April 2016) | As at 1 April 2015 | As at 1 April 2014 |
| A | 51 + (6) [#] | 51 + (6) | 51 + (3) |
| B | 618 | 599 | 579 |
| C | 1 151 | 1 164 | 1 159 |
| Total | 1 820 + (6) | 1 814 + (6) | 1 789 + (3) |

Note:

A - ranks in the directorate pay scale or equivalent

B - non-directorate ranks, the maximum pay point of which is above MPS Point 33 or equivalent

C - non-directorate ranks, the maximum pay point of which is at or below MPS Point 33 or equivalent
() - number of supernumerary directorate posts created with the approval of the Establishment Subcommittee/Finance Committee

[#] - as at 1 April 2016, there was no unfilled directorate post in CEDD

CIVIL SERVICE BUREAU'S COMMENTS

47. The Civil Service Bureau supports the proposed creation of four supernumerary posts, namely one PGE (D3), one GTP (D2) and two CE (D1), in CEDD as well as the consequential redeployment of directorate posts and re-organisation of the existing DevOs. The grading and ranking of the proposed directorate posts are considered appropriate having regard to the level and scope of responsibilities and the professional input required.

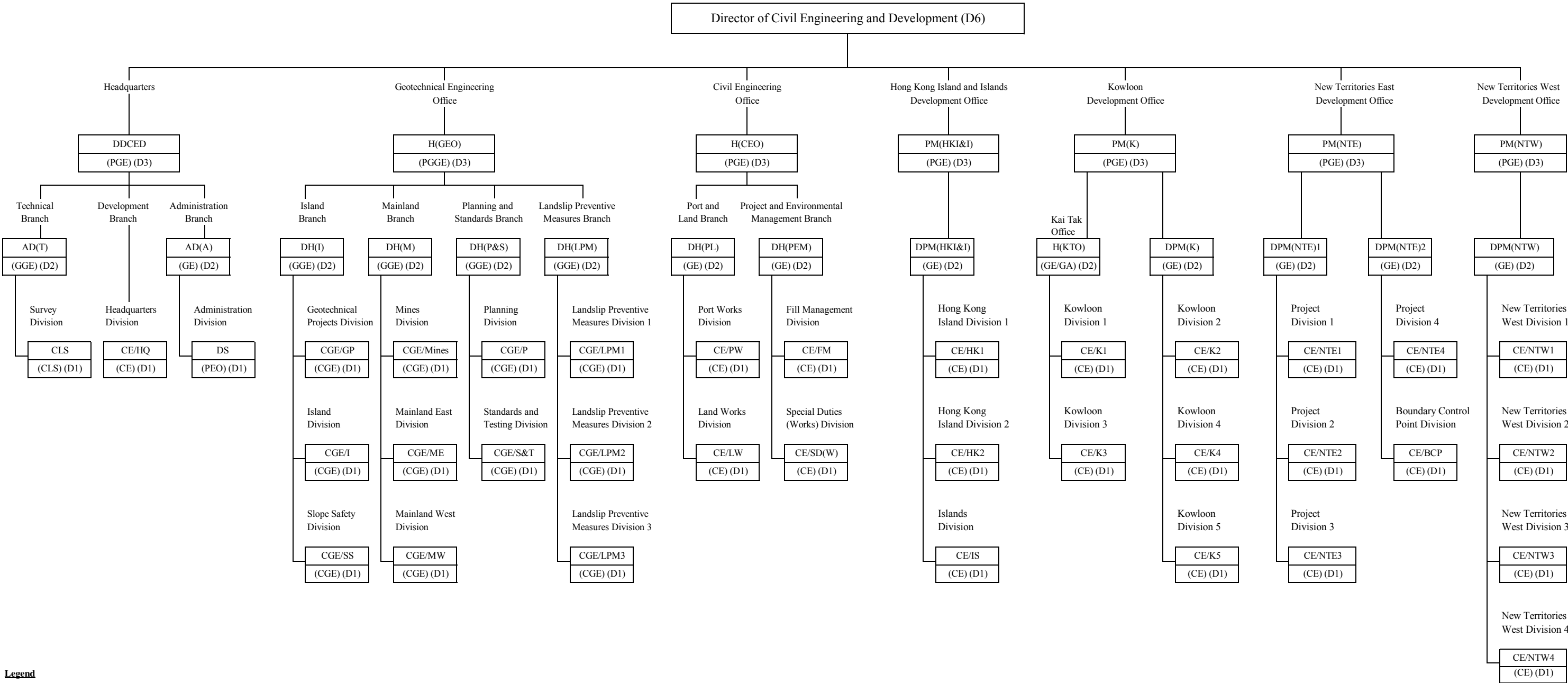
/ADVICE

ADVICE OF THE STANDING COMMITTEE ON DIRECTORATE SALARIES AND CONDITIONS OF SERVICE

48. The Standing Committee on Directorate Salaries and Conditions of Service (Standing Committee) has advised that the grading for the posts involved in the redeployment is appropriate. As the four directorate posts proposed to be created are on a supernumerary basis, their creation, if approved by the Finance Committee, will be reported to the Standing Committee in accordance with the agreed procedure.

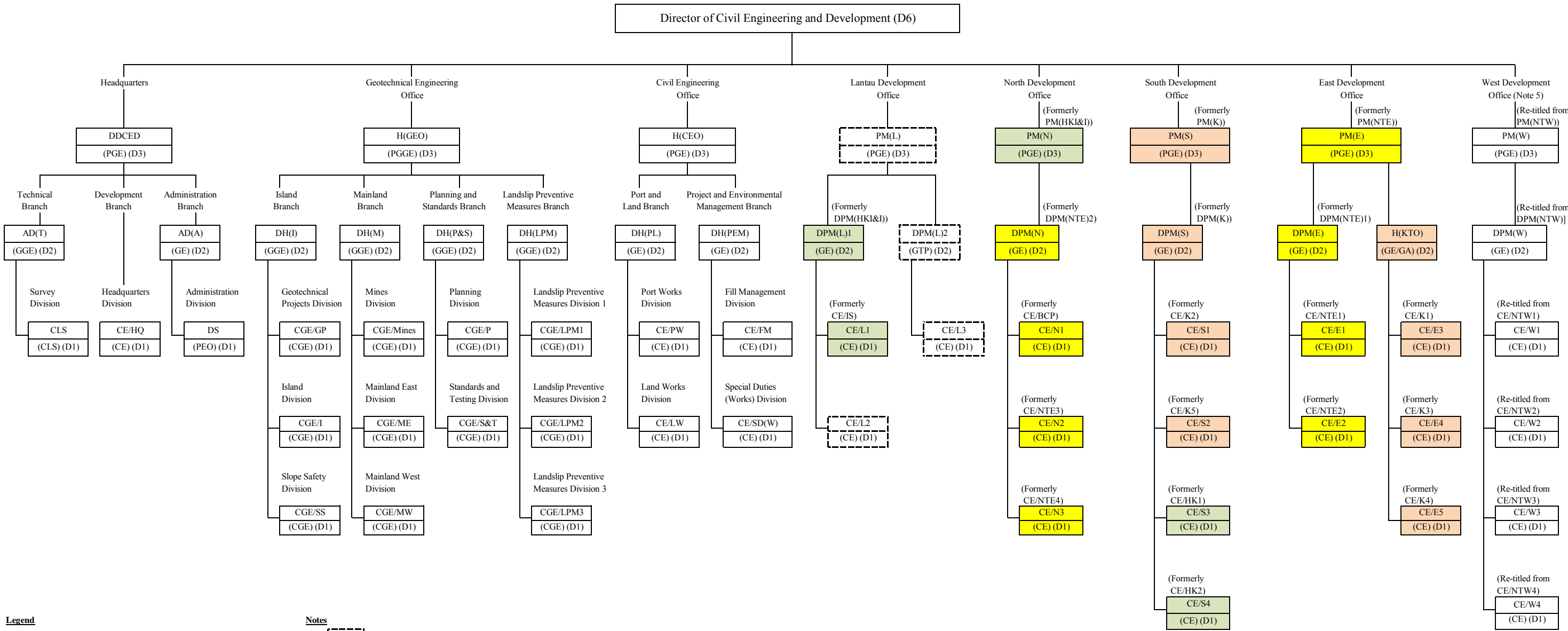
Development Bureau
May 2016

Existing Organisation Chart of Civil Engineering and Development Department

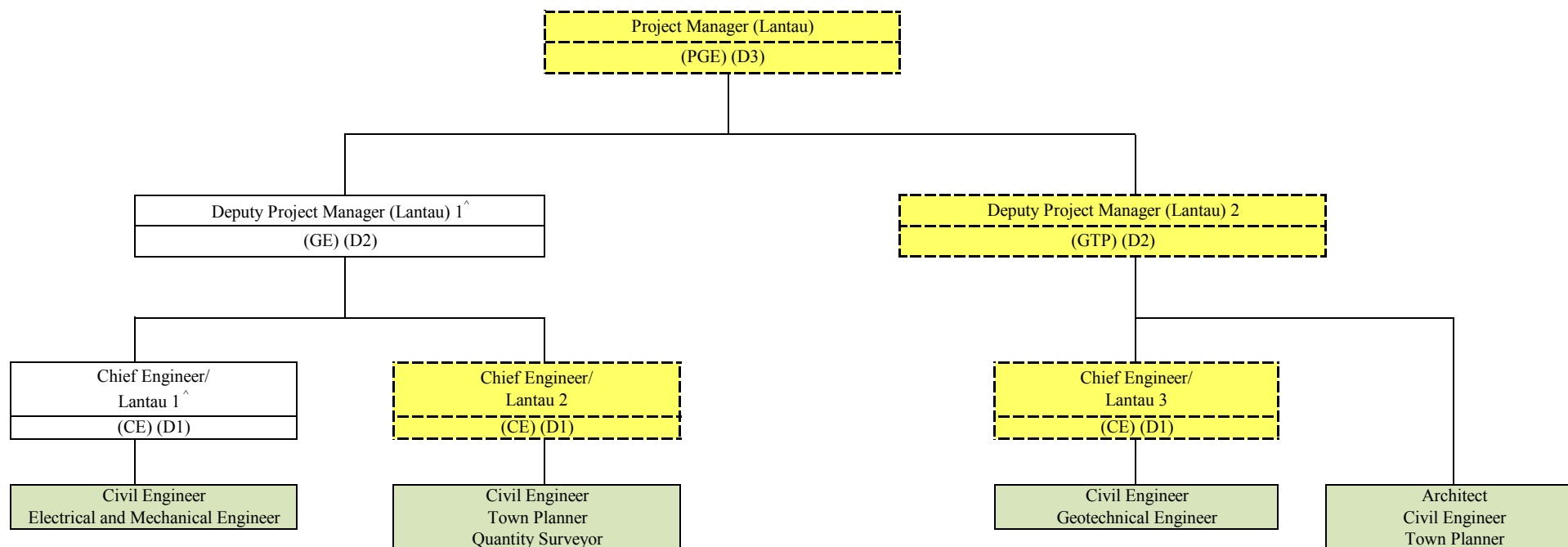


| | | | |
|---------------|--|------|--|
| Legend | | | |
| AD | Assistant Director | GA | Government Architect |
| CE | Chief Engineer | GE | Government Engineer |
| CGE | Chief Geotechnical Engineer | GGE | Government Geotechnical Engineer |
| CLS | Chief Land Surveyor | H | Head of Office |
| CTP | Chief Town Planner | PEO | Principal Executive Officer |
| DDCED | Deputy Director of Civil Engineering and Development | PGE | Principal Government Engineer |
| DH | Deputy Head of Office | PGGE | Principal Government Geotechnical Engineer |
| DPM | Deputy Project Manager | PM | Project Manager |
| DS | Departmental Secretary | | |

Proposed Organisation Chart of Civil Engineering and Development Department after Re-organisation



**Proposed Organisation Chart of the Lantau Development Office*
of Civil Engineering and Development Department**

**Legend**

CE - Chief Engineer

GE - Government Engineer

GTP - Government Town Planner

PGE - Principal Government Engineer

Supernumerary posts proposed for creation for about 5 years up to 31.3.2021.

Grades of non-directorate professional staff.

Note

* Lantau Development Office is a multi-disciplinary office with engineering, planning and other professionals.

^ Posts proposed to be redeployed from CEDD/HKI&I DevO.

**Proposed Job Description of
Project Manager (Lantau)**

Rank : Principal Government Engineer (D3)

Responsible to : Director of Civil Engineering and Development

Major Duties and Responsibilities –

Project Manager (Lantau) is responsible for administering, supervising and managing the Lantau Development Office (LDO) covering developments in Lantau and other outlying islands such as the Tung Chung New Town Extension, Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong-Zhuhai-Macao Bridge and East Lantau Metropolis. The major duties are –

1. To administer, supervise and manage LDO in the implementation of development projects in Lantau and other outlying islands.
2. To plan, manage and implement projects in the development programmes to meet the Government's programme plans, policy objectives and planned infrastructure targets.
3. To administer Public Works Programme items and arrange for completing all associated administrative and statutory procedures.
4. To forecast expenditure and exercise financial control of Public Works Programme projects.
5. To provide steer and guidance for the staff of the office and maintain close liaison with counterparts and senior officials in policy bureaux and other departments in order to maintain close coordination and resolve important issues.
6. To steer the consultancy and contract management and monitor the progress of consultancy studies and contract works.
7. To oversee works-related district administration matters for Lantau and other outlying islands.

**Proposed Job Description of
Deputy Project Manager (Lantau) 1**

Rank : Government Engineer (D2)

Responsible to : Project Manager (Lantau)

Major Duties and Responsibilities –

Deputy Project Manager (Lantau) 1 is responsible for the effective operation of the Lantau Development Office in the implementation and coordination of development programmes, mostly those at the design and construction stages. He/she oversees the resource planning, contract administration and financial control for development projects such as the Tung Chung New Town Extension and Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong-Zhuhai-Macao Bridge as well as the secretariat work for the subcommittees under the Lantau Development Advisory Committee (LanDAC). The major duties are –

1. To assist the Project Manager (Lantau) in overseeing and directing the work of the development with particular emphasis on maintaining project momentum in accordance with baseline programmes.
2. To supervise project cost control, including resources allocation, project estimates and expenditure control.
3. To oversee the secretariat work for the LanDAC subcommittees.
4. To lead and supervise the public engagement events for Lantau development.
5. To carry out the statutory and administrative procedures for securing project delivery and funding.
6. To manage all staff matters, including planning, office organisation, allocation of resources, establishment, personnel, training and career development.
7. To supervise the selection, appointment and management of consultants and contractors.
8. To oversee works-related district administration matters for Lantau and other outlying islands.
9. To oversee the drawing up of short-term projects for Lantau (such as area improvement works).
10. To oversee the work of Chief Engineers under his/her purview.

**Proposed Job Description of
Deputy Project Manager (Lantau) 2**

Rank : Government Town Planner (D2)

Responsible to : Project Manager (Lantau)

Major Duties and Responsibilities –

Deputy Project Manager (Lantau) 2 is responsible for the effective operation of the Lantau Development Office (LDO) in the planning and implementation of development programmes, mostly those at the planning and development stages. He/she oversees the resource planning, land use planning, contract administration and financial control for development projects such as the Sunny Bay reclamation, the Siu Ho Wan reclamation and East Lantau Metropolis. The major duties are –

1. To assist the Project Manager (Lantau) in supervising the planning issues in LDO.
2. To oversee resource planning and programme control.
3. To oversee the formulation of development strategies for Lantau development.
4. To oversee the selection, appointment and management (planning phase) of the consultancies for taking forward Lantau development.
5. To steer the consultants in undertaking studies and achieving set objectives.
6. To oversee and steer the implementation of Lantau development, including providing inputs to preparation of statutory and administrative land use plans for Lantau Development and processing of representations and comments in relation to statutory land use plans.
7. To oversee the work of Chief Engineer/Lantau 3 as well as other professionals under his/her direct supervision.

**Proposed Job Description of
Chief Engineer/Lantau 1**

Rank : Chief Engineer (D1)

Responsible to : Deputy Project Manager (Lantau) 1

Major Duties and Responsibilities –

Chief Engineer/Lantau 1 is mainly responsible for carrying out studies, implementing the reclamation, site formation and infrastructure works for Tung Chung New Town Extension, Ma Wan Chung improvement works, development project at the ex-Lamma Quarry on Lamma Island, and overseeing all conservation and environmental issues for Lantau development. The major duties are –

1. To lead and supervise the works division assigned under him/her.
2. To execute the strategies and policies formulated by the policy bureaux in respect of the Lantau development projects.
3. To implement effective control for the projects undertaken by his/her division.
4. To oversee the implementation of statutory and administrative procedures including the Environmental Impact Assessment Ordinance procedures, gazettals under the relevant Ordinances, public consultation, seeking of funding, financial control and forecast, commissioning of consultancies, tendering of works contracts and contract administration.
5. To supervise the selection and appointment of consultants, including attendance at Engineering and Associated Consultants Selection Board meetings.
6. To manage consultants engaged in the projects including overseeing progress of studies and works, provision of guidance to consultants, assessment and reporting of consultants' recommendations and resolution of important issues.
7. To oversee works-related district administration matters for Lantau and other outlying islands.
8. To chair/attend meetings to ensure the smooth delivery of studies and works.

**Proposed Job Description of
Chief Engineer/Lantau 2**

Rank : Chief Engineer (D1)

Responsible to : Deputy Project Manager (Lantau) 1

Major Duties and Responsibilities –

Chief Engineer/Lantau 2 is mainly responsible for implementing the improvement works at Mui Wo and Tai O, the mountain bike trail networks in south Lantau, and the Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong-Zhuhai-Macao Bridge, short-term local improvement works and quick-win projects, and overseeing the secretariat work for the subcommittees under the Lantau Development Advisory Committee (LanDAC), project programming and technical issues for Lantau development and all public engagement events and activities. The major duties are –

1. To lead and supervise the works division assigned under him/her.
2. To execute the strategies and policies formulated by the policy bureaux in respect of the Lantau development projects.
3. To implement effective control for the projects undertaken by his/her division.
4. To oversee the secretariat work of LanDAC subcommittees.
5. To lead and supervise the public engagement events for Lantau development.
6. To oversee the implementation of statutory and administrative procedures including the Environmental Impact Assessment Ordinance procedures, gazettals under the relevant Ordinances, public consultation, seeking of funding, financial control and forecast, commissioning of consultancies, tendering of works contracts and contract administration.
7. To supervise the selection and appointment of consultants, including attendance at Engineering and Associated Consultants Selection Board meetings.

8. To manage consultants engaged in the projects including overseeing progress of studies and works, provision of guidance to consultants, assessment and reporting of consultants' recommendations and resolution of important issues.
9. To chair/attend meetings to ensure the smooth delivery of studies and works.

**Proposed Job Description of
Chief Engineer/Lantau 3**

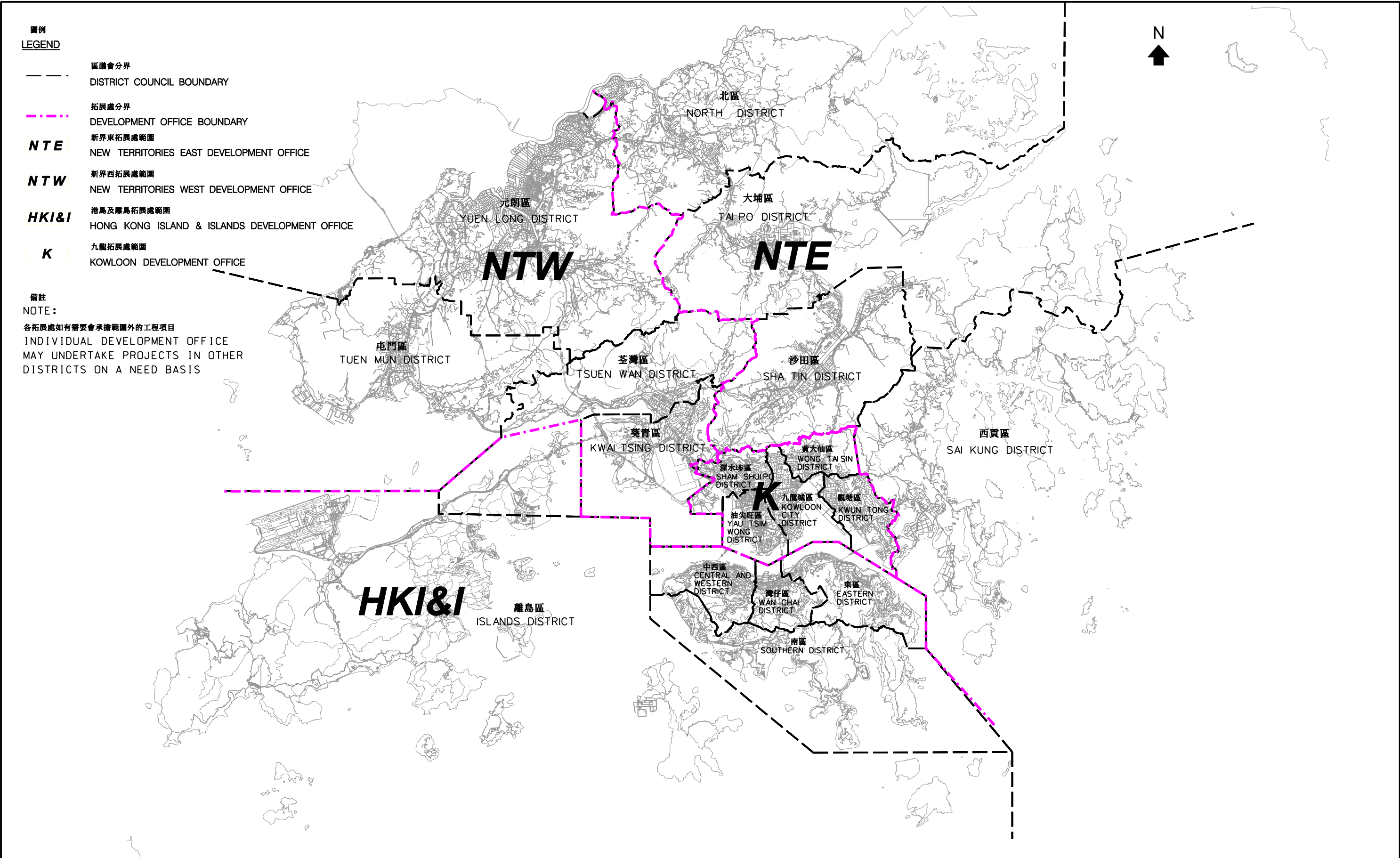
Rank : Chief Engineer (D1)


Responsible to : Deputy Project Manager (Lantau) 2

Major Duties and Responsibilities –

Chief Engineer/Lantau 3 is mainly responsible for implementing the East Lantau Metropolis, the Sunny Bay reclamation, Siu Ho Wan reclamation and adjoining development, spa and resort development at Cheung Sha and Soko Islands, cable car system from Ngong Ping to Tai O, further proposals as identified under the study on recreation and tourism development strategy, and overseeing strategic traffic and transport infrastructure development and geotechnical issues for Lantau development. The major duties are –

1. To lead and supervise the works division assigned under him/her.
2. To execute the strategies and policies formulated by the policy bureaux in respect of the Lantau development projects.
3. To implement effective control for the projects undertaken by his/her division.
4. To oversee the implementation of statutory and administrative procedures including the Environmental Impact Assessment Ordinance procedures, gazettals under the relevant Ordinances, public consultation, seeking of funding, financial control and forecast, commissioning of consultancies, tendering of works contracts and contract administration.
5. To supervise the selection and appointment of consultants, including attendance at Engineering and Associated Consultants Selection Board meetings.
6. To manage consultants engaged in the projects including overseeing progress of studies and works, provision of guidance to consultants, assessment and reporting of consultants' recommendations and resolution of important issues.
7. To chair/attend meetings to ensure the smooth delivery of studies and works.



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|--------------------|---|--|--|--|-------------|------------|---------|-------------------------------|--|
| 圖則名稱 drawing title | 重組架構前各拓展處的地理界線圖 DEVELOPMENT OFFICE BOUNDARY PLAN BEFORE RE-ORGANISATION | | | | 繪圖 drawn | 簽署 initial | 日期 date | 項目編號 item no. | 辦事處 office 港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE |
| | | | | | 核對 checked | 簽署 initial | 日期 date | 比例 scale 1 : 200 000 @A3 | |
| | | | | | 核准 approved | 簽署 initial | 日期 date | 圖則編號 drawing no. HKI-Z2160 |  土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT |

**Proposed Job Description of
Project Manager (North)**

Rank : Principal Government Engineer (D3)

Responsible to : Director of Civil Engineering and Development

Major Duties and Responsibilities –

Project Manager (North) is responsible for administering, supervising and managing the North Development Office covering developments in the North, Tai Po and Shatin Districts. The major duties are –

1. To manage, plan and coordinate development projects in the region to meet the Government's overall planning and development objectives.
2. To supervise the processing and financial control of Public Works Programme projects within the allocation of resources and to proceed with the necessary statutory procedures.
3. To supervise the work of the deputy and teams of professionals of various ranks and their supporting technical and administrative staff.
4. To maintain close liaison with the policy bureaux, departments/offices, Legislative Council, District Councils and other relevant public/private bodies to identify and resolve issues related to the planning and implementation of projects in the region.
5. To appoint and manage consultants including resident site staff, and to monitor and control the progress of the Department's projects and works contracts.
6. To chair/attend meetings, committees, conferences/forums, etc.
7. To oversee works-related district administration matters within the development office boundary.

**Key portfolios of the other existing Principal Government Engineer (PGE),
Government Engineer (GE) and Chief Engineer (CE) posts^{Note}
in the Civil Engineering and Development Department (CEDD)
after re-organisation**

Civil Engineering Office

Head (Civil Engineering Office) (PGE) (D3) is responsible for the overall administration and management of the Civil Engineering Office, comprising a headquarters unit, the Project and Environmental Management Branch and the Port and Land Branch, including four works divisions.

2. **Deputy Head (Port and Land)** (GE) (D2) is responsible for the overall administration and management of the Port and Land Branch of the Civil Engineering Office, comprising the Port Works Division and Land Works Division. He is also responsible for supervising a project management unit for the implementation of a number of public housing site projects.

3. **Deputy Head (Project and Environmental Management)** (GE) (D2) is responsible for the overall administration and management of the Project and Environmental Management Branch of the Civil Engineering Office, comprising the Fill Management Division and Special Duties (Works) Division. He is also responsible for supervising a project management unit for the implementation of the universal accessibility programme.

4. **Chief Engineer/Special Duties (Works)** is responsible for the planning, design and construction of the Anderson Road Development, Decontamination Works at Kennedy Town Comprehensive Development Area, and site formation and infrastructure works for housing sites; and provision of technical support to Steering Committee on Implementation of Hong Kong Disneyland and Ocean Park Redevelopment Committee on further expansion of the theme parks; and co-ordination of maintenance issues in Penny's Bay Development Area.

5. **Chief Engineer/Port Works** is responsible for overseeing the study on increasing land supply by reclamations outside Victoria Harbour and rock cavern development; planning and engineering studies for the near-shore
/reclamations

^{Note} The proposed duties of the PGE, GE and CE posts proposed to be created for or redeployed to the Lantau Development Office are at Enclosures 4 to 5 and 7 to 9.

reclamations at the seafront of Sai Kung Sewage Treatment Works; technical studies for Lung Kwu Tan Reclamation, Ma Lui Shiu Reclamation and Climate Change; the implementation of marine infrastructure projects including improvement of Sai Kung public pier, Improvement Works to Tap Mun Pier, Reconstruction of Sharp Island Pier, public landing steps at Lei Yue Mun Waterfront, Yung Shue Wan Development Phase 2, and sediment removal at five Fish Culture Zones and bathing beach at Lung Mei; and maintenance of public marine facilities including piers, ferry terminals, Kai Tak Cruise Terminal, Cross Harbour Tunnels, seawalls, breakwaters, typhoon shelters and fairways.

6. **Chief Engineer/Land Works** is responsible for the planning, design and construction of the site formation and infrastructure works for public housing developments in Tuen Mun Area 54 and Tuen Mun North; the site formation for development of the columbarium and crematorium facilities in Sandy Ridge and Wo Hop Shek; the footbridge widening and bus layby extension in the vicinity of MTR Fanling Station; and the New Territories (NT) Greening Master Plans covering nine NT Districts and the Islands District. He also oversees the administration and management of CEDD Landscape Term Contract.

7. **Chief Engineer/Fill Management** is responsible for the strategic planning and management of construction and demolition materials, marine disposal for contaminated and uncontaminated sediments; design and operation of public fill reception facilities including two barging points and two fill banks, mud pits for contaminated sediments and construction waste sorting facilities; and liaison with the State Oceanic Administration for the cross-boundary disposal of inert construction and demolition materials and dredged sediments. He is also responsible for the overall management of the Dredging Works at Kwai Tsing Container Basin and its Approaching Channel; and controlling the issuance of sand permits to meet the requirements of Ministry of Commerce and the Development Bureau and providing secretarial support to the Public Fill and Marine Fill Committees.

North Development Office

8. The proposed duties of **Project Manager (North)** (PGE) (D3), formerly Project Manager (Hong Kong Island and Islands), are at Enclosure 11.

9. **Deputy Project Manager (North)** (GE) (D2), formerly Deputy Project Manager (New Territories East) 2 from New Territories East (NTE) Development Office (DevO), is responsible for the effective implementation and

/co-ordination

co-ordination of planning, design, construction and interfacing issues relating to development projects in the North, Shatin and Tai Po Districts. He is responsible for taking forward all projects relating to the Kwu Tung North and Fanling North development, as well as implementation of the Liantang/Heung Yuen Wai Boundary Control Point and associated works projects.

10. **Chief Engineer/North 1**, formerly Chief Engineer/Boundary Control Point from NTE DevO, is responsible for the overall administration and construction supervision of the Liantang/Heung Yuen Wai Boundary Control Point and associated works projects, including the connecting roads, road tunnels, viaducts, cross boundary bridges and other associated works.

11. **Chief Engineer/North 2**, formerly Chief Engineer/New Territories East 3 from NTE DevO, is responsible for the overall administration of the feasibility and engineering studies for the development in New Territories North. He is also responsible for the overall administration, planning, design and construction supervision of the Widening of Tai Po Road (Sha Tin Section) project as well as other works packages on the development and infrastructure works in the North and Shatin Districts.

12. **Chief Engineer/North 3**, formerly Chief Engineer/New Territories East 4 from NTE DevO, is responsible for the overall administration, feasibility and engineering studies, planning, design and construction supervision of works packages serving the proposed New Development Areas at Kwu Tung North and Fanling North in North East New Territories, as well as the development projects in Tai Po District.

East Development Office

13. The proposed duties of **Project Manager (East)** (PGE) (D3), formerly Project Manager (New Territories East), are at Enclosure 13.

14. **Deputy Project Manager (East)** (GE) (D2), formerly Deputy Project Manager (New Territories East) 1 from NTE DevO, is responsible for the effective implementation and co-ordination of planning, design, construction and interfacing issues relating to development projects in the Sai Kung District and partly in the Kwun Tong District.

15. **Head (Kai Tak Office)** (GE/Government Architect) (D2) is responsible for the effective implementation and coordination of planning, design, construction and interfacing issues relating to the Kai Tak Development (KTD).

16. **Chief Engineer/East 1**, formerly Chief Engineer/New Territories East 1 from NTE DevO, is responsible for the overall administration, planning, design and construction supervision of works packages, with major focus on the infrastructure works for the Sai Kung area and Tseung Kwan O (TKO) New Town, including the TKO-Lam Tin Tunnel, Cross Bay Link, infrastructure works in TKO Town Centre South, Sai Kung Town improvement works. He is also responsible for the works-related district administration matters of the Sai Kung District.

17. **Chief Engineer/East 2**, formerly Chief Engineer/New Territories East 2 from NTE DevO, is responsible for the overall administration, planning, design and construction supervision of works packages, with major focus on the development of the Anderson Road Quarry site, the new housing development at TKO and the development of TKO Area 137. He is also responsible for the works-related district administration matters of the Kwun Tong District.

18. **Chief Engineer/East 3**, formerly Chief Engineer/Kowloon 1 from Kowloon (K) DevO, is responsible for the overall administration, planning, design and construction supervision of works packages in KTD with major focus on the infrastructure at ex-runway, studies on public creatives and review of development intensity at KTD, in addition to co-ordination of major interfacing projects, government buildings and open space in KTD.

19. **Chief Engineer/East 4**, formerly Chief Engineer/Kowloon 3 from K DevO, is responsible for the overall administration, planning and design of works packages at KTD with major focus on the planning and design of infrastructure at former north apron, further improvement works on water quality, studies on cycle track network and Environmentally Friendly Linkage System, in addition to co-ordination of interfaces with Shatin to Central Link. He is also responsible for the works-related district administration matters of the Kowloon City District.

20. **Chief Engineer/East 5**, formerly Chief Engineer/Kowloon 4 from K DevO, is responsible for the overall administration, design and construction supervision of works packages at KTD with major focus on the design of infrastructure at former south apron including Trunk Road T2, reconstruction and upgrading of Kai Tak Nullah, and construction of infrastructure at former north apron. He is also responsible for the works-related district administration matters of the Wong Tai Sin District.

/South

South Development Office

21. The proposed duties of **Project Manager (South)** (PGE) (D3), formerly Project Manager (Kowloon), are at Enclosure 14.

22. **Deputy Project Manager (South)** (GE) (D2), formerly Deputy Project Manager (Kowloon) from K DevO, is responsible for the effective implementation and co-ordination of planning, design, construction and interfacing issues relating to development projects on Hong Kong Island and in Kowloon (except KTD).

23. **Chief Engineer/South 1**, formerly Chief Engineer/Kowloon 2 from K DevO, is responsible for the overall administration, planning, design and construction supervision of works packages in Kowloon, with major focus on the infrastructure for two housing sites at Tai Wo Ping, pedestrian linkage projects for Kwun Tong Town Centre redevelopment, and infrastructure and site formation works for ex-Cha Kwo Ling Kaolin Mine Site development, in addition to design of three footbridges at Sham Mong Road. He is also responsible for the works-related district administration matters of the Sham Shui Po District.

24. **Chief Engineer/South 2**, formerly Chief Engineer/Kowloon 5 from K DevO, is responsible for the overall administration, planning and implementation of works packages in Kowloon, with major focus on design and construction of integrated basement and government infrastructure works for the West Kowloon Cultural District, in addition to co-ordination of major interfacing projects. He is also responsible for the works-related district administration matters of the Yau Tsim Mong District.

25. **Chief Engineer/South 3**, formerly Chief Engineer/Hong Kong 1 from Hong Kong Island and Islands (HKI&I) DevO, is responsible for the overall administration, planning, design and construction supervision of works packages on Hong Kong Island, with major focus on the Central Reclamation Phase III, Wan Chai Development Phase II (WDII) Contract C3, construction of additional floors at Central Piers 4-6, reassembly of Queen's Pier, housing sites at Braemar Hill, boardwalk under the Island Eastern Corridor. He is also responsible for the works-related district administration matters of the Central & Western and Eastern Districts.

26. **Chief Engineer/South 4**, formerly Chief Engineer/Hong Kong 2 from HKI&I DevO, is responsible for the overall administration, planning, design and construction supervision of works packages on Hong Kong Island, with major

/focus

focus on WDII Contracts C1, C2 & C4 and the site formation at Ka Wai Man Road Phase 2. He is also responsible for overseeing interfacing issues among WDII, Central-Wan Chai Bypass and the Shatin to Central Link and the works-related district administration matters of the Wan Chai and Southern Districts.

West Development Office

27. **Project Manager (West)** (PGE) (D3), re-titled from Project Manager (New Territories West), is responsible for administering, supervising and managing the West Development Office covering implementation of development projects in the Yuen Long, Tuen Mun, Tsuen Wan and Kwai Tsing Districts, as well as the New Territories Cycle Track Network Project.

28. **Deputy Project Manager (West)** (GE) (D2), re-titled from Deputy Project Manager (New Territories West), is responsible for the effective implementation and co-ordination of planning, design, construction and interfacing issues relating to development projects in the Yuen Long, Tuen Mun, Tsuen Wan and Kwai Tsing Districts, as well as the New Territories Cycle Track Network Project.

29. **Chief Engineer/West 1**, re-titled from Chief Engineer/New Territories West 1, is responsible for the overall administration, planning and supervision of the planning and engineering study for the potential development/housing sites at Yuen Long South and the feasibility study for the District Cooling System in Lok Ma Chau Loop development, as well as the overall administration, planning, design and construction supervision of the site formation and infrastructure projects at Yuen Long, Kam Tin South and the Lok Ma Chau Loop development. He is also responsible for the works-related district administration matters of the Yuen Long District.

30. **Chief Engineer/West 2**, re-titled from Chief Engineer/New Territories West 2, is responsible for the overall administration, planning and supervision of the planning and engineering study for the potential development sites at Tuen Mun Areas 40 and 46 and the Adjoining Areas, as well as the overall administration, planning, design and construction supervision of the New Territories Cycle Track Network Project. He is also responsible for the works-related district administration matters of the Tsuen Wan and Kwai Tsing Districts.

31. **Chief Engineer/West 3**, re-titled from Chief Engineer/New Territories West 3, is responsible for the overall administration, planning and supervision of the planning and engineering study for the Hung Shui Kiu New

/Development

Development Area and the feasibility studies for the Environmentally Friendly Transport Services in Hung Shui Kiu New Development Area and Adjacent Areas, and the potential development/housing sites at Tuen Mun Central and Lam Tei Quarry and the Adjoining Areas. He is also responsible for the works-related district administration matters of the Tuen Mun District.

32. **Chief Engineer/West 4**, re-titled from Chief Engineer/New Territories West 4, is responsible for the overall administration, planning, design and construction supervision of the Advance and Stage 1 Site Formation and Engineering Infrastructure Projects of Hung Shui Kiu New Development Area, as well as the overall administration, planning and supervision of the feasibility studies for the Multi-storey Buildings for Brownfield Operations in Hung Shui Kiu New Development Area and Adjacent Areas, the Multi-storey Complex for Container Storage and Cargo Handling in the Kwai Tsing Area and the Land Use Requirements for Construction Industry.

CEDD Headquarters

33. **Deputy Director of Civil Engineering and Development (PGE (D3))** heads the Headquarters of CEDD and is responsible for the overall management of the Department and the administration of the Headquarters, comprising the Administration Branch, Technical Branch and Development Branch.

34. **Assistant Director (Administration) (GE) (D2)** is responsible for the overall administration and management of the Administration Branch, comprising the Administration Division, Accounts and Supplies Division, Communications Unit and Training Unit, providing a range of administrative services for the management of the CEDD as well as the professional and technical grades under the central authority of the Director of Civil Engineering and Development.

35. **Chief Engineer/Headquarters** is responsible for the overall administration and management of the Development Branch, comprising the Planning Unit, Town Planning Unit, and Engineering and Associated Consultants Selection Board Unit. He oversees the Department's commitment to land formation, land supply and road development; assists in formulating departmental strategies and co-ordinating inputs over planning related issues; oversees the Department's project delivery and expenditure under the Public Works Programme and Capital Works Reserve Fund (CWRF); and vets applications for funding under CWRF Block Votes, undertaking of projects, employment of consultants, entrustment of works and increase in consultancy fees.

**Proposed Job Description of
Project Manager (East)**

Rank : Principal Government Engineer (D3)

Responsible to : Director of Civil Engineering and Development

Major Duties and Responsibilities –

Project Manager (East) is responsible for administering, supervising and managing the East Development Office covering implementation of development projects in the Sai Kung District and Kai Tak Development, and liaison on projects in the Sai Kung, Wong Tai Sin, Kwun Tong and Kowloon City Districts. The major duties are –

1. To manage, plan and co-ordinate development projects in the region to meet the Government's overall planning and development objectives.
2. To supervise the processing and financial control of Public Works Programme projects within the allocation of resources and to proceed with the necessary statutory procedures.
3. To supervise the work of the deputy and teams of professionals of various ranks and their supporting technical and administrative staff.
4. To maintain close liaison with the policy bureaux, departments/offices, Legislative Council, District Councils and other relevant public/private bodies to identify and resolve issues related to the planning and implementation of projects in the region.
5. To appoint and manage consultants including resident site staff, and to monitor and control the progress of the Department's projects and works contracts.
6. To chair/attend meetings, committees, conferences/forums, etc.
7. To oversee works-related district administration matters within the development office boundary.

**Proposed Job Description of
Project Manager (South)**

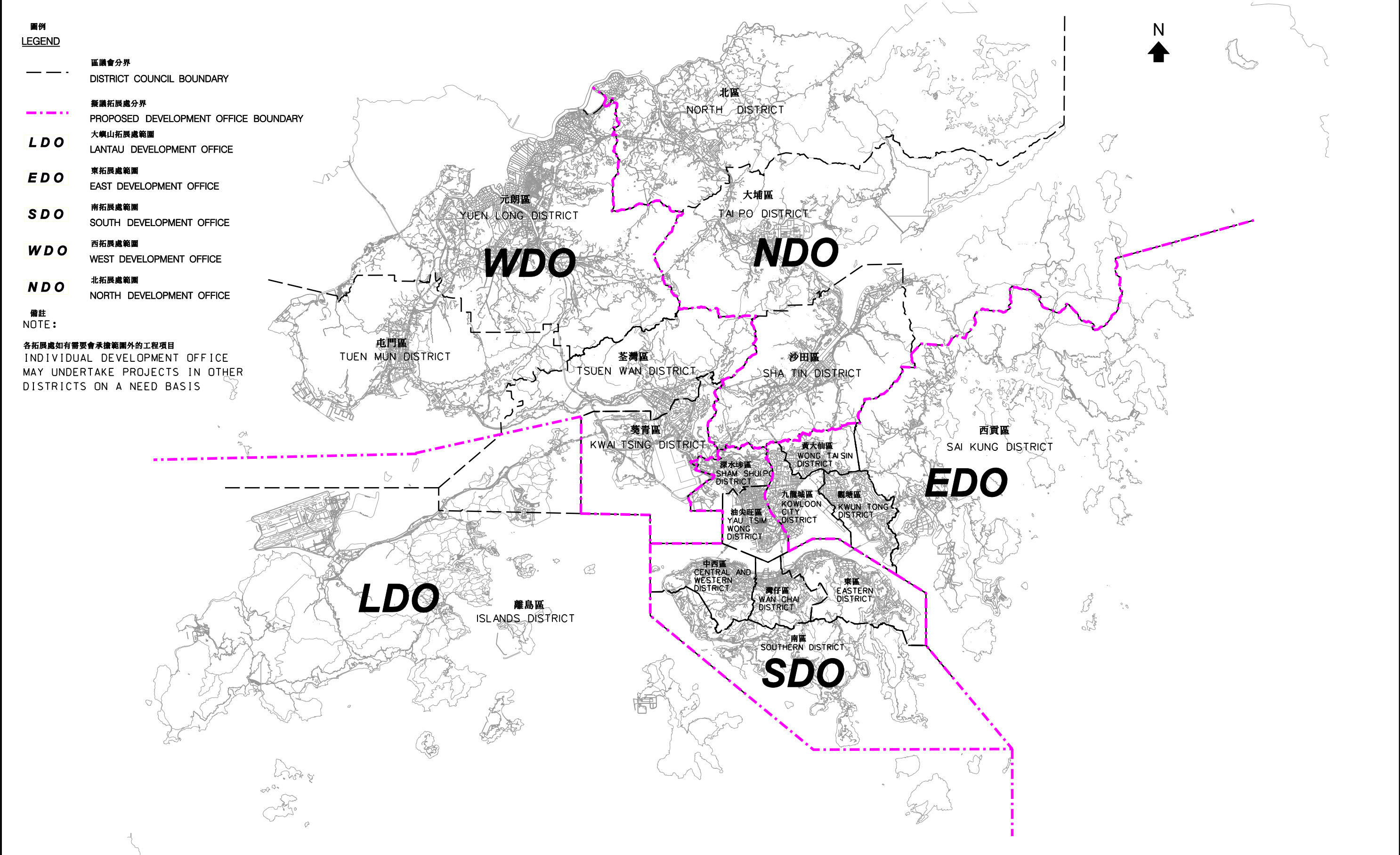
Rank : Principal Government Engineer (D3)

Responsible to : Director of Civil Engineering and Development

Major Duties and Responsibilities –

Project Manager (South) is responsible for administering, supervising and managing the South Development Office covering implementation of development projects on Hong Kong Island and in Kowloon (except Kai Tak Development), and liaison on projects on Hong Kong Island, Sham Shui Po and Yau Tsim Mong Districts. The major duties are –

1. To manage, plan and coordinate development projects in the region to meet the Government's overall planning and development objectives.
2. To supervise the processing and financial control of Public Works Programme projects within the allocation of resources and to proceed with the necessary statutory procedures.
3. To supervise the work of the deputy and teams of professionals of various ranks and their supporting technical and administrative staff.
4. To maintain close liaison with the policy bureaux, departments/offices, Legislative Council, District Councils and other relevant public/private bodies to identify and resolve issues related to the planning and implementation of projects in the region.
5. To appoint and manage consultants including resident site staff, and to monitor and control the progress of the Department's projects and works contracts.
6. To chair/attend meetings, committees, conferences/forums, etc.
7. To oversee works-related district administration matters within the development office boundary.



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|---|-------------|------------|---------|-------------------------------|--|
| 圖則名稱 drawing title 擬議重組架構後各拓展處的地理界線圖 PROPOSED DEVELOPMENT OFFICE BOUNDARY PLAN AFTER RE-ORGANISATION | 繪圖 drawn | 簽署 initial | 日期 date | 項目編號 item no. | 辦事處 office 港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE 土木工程拓展署 CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT |
| | 核對 checked | 簽署 initial | 日期 date | 比例 scale 1 : 200 000 @A3 | |
| | 核准 approved | 簽署 initial | 日期 date | 圖則編號 drawing no. HKI-Z2159 | |

Enclosure 16 to EC(2016-17)11

Duties and Responsibilities of the Grades of Non-directorate Posts to be created in the Development Bureau (DEVB), Civil and Engineering Development Department (CEDD) and Planning Department (PlanD) for Lantau Development Initiatives

| Bureau/ Departments | Grades | Brief descriptions of main duties/responsibilities |
|--------------------------------|--|--|
| CEDD | <ul style="list-style-type: none"> • Engineer | <ul style="list-style-type: none"> • To carry out engineering duties such as – <ul style="list-style-type: none"> - implementing statutory and administrative procedures including the Environmental Impact Assessment Ordinance procedures, gazettals under the relevant Ordinances, public consultation, seeking of funding, financial control and forecast, commissioning of consultancies and tendering of works contracts; - contract administration and consultant management. |
| | <ul style="list-style-type: none"> • Geotechnical Engineer | <ul style="list-style-type: none"> • To provide geotechnical engineering support during the planning and implementation stages of projects in relation to Lantau development. |
| | <ul style="list-style-type: none"> • Town Planner | <ul style="list-style-type: none"> • To provide town planning input during the planning and implementation stages of projects in relation to Lantau development. |
| | <ul style="list-style-type: none"> • Architect | <ul style="list-style-type: none"> • To provide architectural input during the planning and implementation stages of projects in relation to Lantau development. |
| | <ul style="list-style-type: none"> • Electrical and Mechanical Engineer | <ul style="list-style-type: none"> • To provide electrical and mechanical engineering input during the planning and implementation stages of projects in relation to Lantau development. |

| Bureau/ Departments | Grades | Brief descriptions of main duties/responsibilities |
|--------------------------------|---|--|
| | <ul style="list-style-type: none"> • Quantity Surveyor • Technical Officer • Survey Officer • Executive Officer • Personal Secretary • Clerical Officer • Clerical Assistant | <ul style="list-style-type: none"> • To provide quantity surveying input during the planning and implementation stages of projects in relation to Lantau development. • To provide technical support in preparation of plans, drawings, display and presentation materials. • To provide technical support in acquiring and applying survey information for preparation of plans and drawings. • To provide administration support, human resource management, support to boards and councils and event management. • To provide secretarial and general administration support, including preparing documents, scheduling and preparing for meetings, record management and manning confidential registry. • To provide clerical support with regard to the distribution and filing of incoming and outgoing correspondences, checking of invoices and payment certificates and handling of personnel, office accommodation and supplies matters. • To assist in providing clerical support, such as receipt and dispatch of documents, stores keeping, filing, basic checking and recording of information, reception and customer service. |

| Bureau/ Departments | Grades | Brief descriptions of main duties/responsibilities |
|--------------------------------|---|---|
| PlanD | <ul style="list-style-type: none"> • Town Planner | <ul style="list-style-type: none"> • To carry out planning duties such as – <ul style="list-style-type: none"> - managing planning studies/projects and providing planning input to technical assessments; - conducting planning researches and assessments; - providing technical assistance in the preparation of statutory Outline Zoning Plans (OZPs) and the processing of public representations/comments in relation to the OZPs, and administrative land use plans and planning briefs; and - supporting public engagement events and preparing papers, notes and presentation materials in relation to Lantau development. |
| | <ul style="list-style-type: none"> • Technical Officer | <ul style="list-style-type: none"> • To provide technical support in the preparation of land use plans, drawings, display boards and powerpoint materials. |
| | <ul style="list-style-type: none"> • Survey Officer | <ul style="list-style-type: none"> • To provide technical support in the provision of planning inputs, such as applying geographic information system and IT techniques to support planning analyses. |
| | <ul style="list-style-type: none"> • Clerical Officer | <ul style="list-style-type: none"> • To provide clerical support with regard to the distribution and filing of incoming and outgoing correspondences, checking of invoices and payment certificates and handling of office accommodation and supplies matters. |

| Bureau/ Departments | Grades | Brief descriptions of main duties/responsibilities |
|--------------------------------|--|--|
| DEVB (Works Branch) | <ul style="list-style-type: none">• Clerical Officer | <ul style="list-style-type: none">• To provide clerical support and logistic support to the Lantau Development Advisory Committee and professional officers, such as scheduling meetings, production of meeting materials, venue setup for meetings and maintaining a register for the views/proposals received. |

CB(1)798/15-16(02)

**For discussion
on 26 April 2016**

Legislative Council Panel on Development

**Staffing Proposal on the Establishment of the Lantau Development Office and
the Re-organisation of Existing Development Offices of
Civil Engineering and Development Department**

PURPOSE

This paper provides supplementary information on the staffing proposal to create four supernumerary directorate posts for a new Lantau Development Office (LDO) under the Civil Engineering and Development Department (CEDD) for about five years up to 31 March 2021 and seeks Members' support to the staffing proposal again.

BACKGROUND

2. We briefed Members on the staffing proposal at the Panel meeting on 23 February 2016 (Paper No. CB(1)559/15-16(07)). Some Members supported the proposal and urged for early implementation of the development proposals in Lantau. Some Members were opposed to the proposal and had the following key concerns –

- (a) some of the development proposals in Lantau, which LDO are to undertake, are either inappropriate or yet to go through a due public consultation process;
- (b) the existing establishment of the Hong Kong Island and Islands Development Office (HKI&I DevO) in CEDD may be expanded to undertake Lantau-related tasks without the need of establishing LDO;
- (c) there were conflicts of interest of some of the members in the Lantau Development Advisory Committee (LanDAC) in drawing up the development proposals; and
- (d) the construction labour force would be insufficient for undertaking the Lantau-related projects.

3. We would like to provide supplementary information on the issues of Members' concerns and would also like to update Members on the latest situation of the on-going public engagement (PE) exercise for Lantau development in the ensuing paragraphs.

SUPPLEMENTARY INFORMATION ON MEMBERS' CONCERNS

Lack of Public Consultation

4. Some Members raised that certain development proposals in Lantau had not gone through public consultation prior to formulation. The establishment of LDO would create a perception that all the Lantau development projects and proposals listed in paragraph 10 of Annex I of Paper No. CB(1)559/15-16(07) were firm for implementation.

5. Lantau development is of strategic importance to Hong Kong's long-term development. We are conducting a PE exercise on its broad strategy which comprises the development vision, spatial planning and major proposals. Whilst LDO is instrumental for carrying out the tasks listed in paragraph 10 of Annex I of Paper No. CB(1)559/15-16(07), it is plain that those projects and proposals are not yet firm. The items set out in the previous Paper No. CB(1)559/15-16(07) were mainly to explain about the workload of LDO in the coming years. The actual implementation of all the items will be subject to the outcome of public consultation, feasibility studies, impact assessments, designs, and legal and funding procedures as for every other similar public works project.

6. Upon completion of the PE exercise, we will take into account the public views collected and draw up a blueprint for developing Lantau towards the end of this year providing more details and a reference timetable for taking forward the proposals that are supported by the public. Thereafter, public consultation/engagement on individual projects, when taken forward, will be conducted further in the normal manner and LDO will play a crucial role during the future process.

Expanding the Existing HKI&I DevO to Undertake Lantau-related Tasks

7. Some Members raised that additional manpower resources could be created under the existing HKI&I DevO to undertake Lantau-related tasks without resorting to creating a dedicated LDO.

8. Given the strategic importance of Lantau development, there is a very substantial workload associated with the tasks to be undertaken and it is essential to establish a dedicated office so that there is adequate steer by a Project Manager with support from his Deputy Project Managers. The need for a dedicated multi-disciplinary office was explained in paragraphs 8 to 11 of Annex I to Paper no. CB(1)559/15-16(07). In essence, the workload associated with the existing major projects on Hong Kong Island will last until at least 2024. On the other hand, the planning and engineering input to Lantau-related projects and proposals is strategic and substantial. It would be hard for the Project Manager of the HKI&I DevO to oversee the work of Lantau development only on a part-time basis in addition to his existing work portfolio. Moreover, LDO is proposed to be created to provide a dedicated one-stop service such that planning, engineering and other necessary professional input required for all studies and work for Lantau development are centralised under one roof.

9. In the meeting on 23 February 2016, some Members appreciated the amount of additional forthcoming work for Lantau development and supported the creation of posts but were opposed to the setting up of a dedicated LDO. We would like to further explain that in CEDD, each of the existing offices headed by a Project Manager is referred to as a Development Office with respect to its geographical location. This will facilitate communication and make clear the project steer and the delineation of responsibilities. Given the emerging work in Lantau development, it would be highly inconvenient and ineffective for all the work concerned to be continued in the existing HKI&I DevO of CEDD. In view of the above, the suggestion of only adding manpower resources to HKI&I DevO is highly undesirable.

Composition and Conflicts of Interest of LanDAC Members

10. Some Members expressed concern about the appointment and the conflicts of interest of some LanDAC Members in drawing up the development proposals.

11. The Government established LanDAC to advise on opportunities brought by the planning and major infrastructure in Lantau and on various aspects of sustainable development and conservation, with a view to fully capitalising on the locational advantages of Lantau and seizing its development opportunities to foster the long-term socio-economic development of Hong Kong. Non-official members of LanDAC cover members of the Legislative Council, District Councils and Heung Yee Kuk and a wide spectrum of different sectors of the community.

12. LanDAC has established a comprehensive requirement of declaration of interests by its members who must observe the house rules and all the requirements of registration and declaration of their personal interests. All discussion papers and notes of meeting of LanDAC are uploaded to the website of the Development Bureau.

Lack of Labour Resources

13. Some Members queried whether the construction industry in Hong Kong could provide adequate skilled labour resources to undertake Lantau-related projects given the shortage of skilled construction workers in recent years.

14. The Government pays close attention to the manpower supply situation of the construction industry. To cope with the ageing workforce and shortage of skilled workers, the Construction Industry Council has introduced a host of measures including stepping up of training, enhancing the professional and youthful image of the industry to attract new entrants, and enhancing the construction productivity in order to reduce the demand for skilled workers. It will keep reviewing the forthcoming workload in the construction market in the coming years and the effectiveness of the manpower supply measures. It should however be noted that the major projects associated with Lantau development are mostly in the medium to long-term. The appropriateness and feasibility of some of the major projects, such as the infrastructure associated with the proposed East Lantau Metropolis, are yet to be studied. It is too early to draw any conclusion at this early planning stage on how these projects may impact on the construction manpower supply. Moreover, even if these projects are established and confirmed, the timetable for their implementation is yet to be drawn up.

UPDATE ON PUBLIC ENGAGEMENT

15. We briefed Members on the proposed development strategy for Lantau on 23 February 2016 (Paper No. CB(1)559/15-16(08)). The three-month PE for Lantau development, commencing on 31 January 2016, is due to complete on 30 April 2016. Up to 11 April 2016, we have held three public forums attended by some 860 members of the public and a total of 82-day roving exhibition at various locations all over Hong Kong. 21 consultative sessions have also been held with different sectors of the society including Legislative Council, District Councils, Rural Committees, local community organisations, professional institutes, environmental concern groups, and relevant stakeholders in the business, logistics, tourism, leisure and recreation sectors.

16. At present, the PE is yet to be completed and we will compile and analyse the views and suggestions collected. So far from the views we have gathered, a lot of the public comments were in support of the broad direction of Lantau development and the principle of balancing between the needs for conservation and development. The proposed concepts of focusing major economic and housing developments and large-scale recreation and tourism initiatives in north and northeast Lantau, while protecting rural Lantau for nature conservation and sustainable recreational uses and tourism are also well received. We have also heard views expressing the needs for further and clear commitment from the Government towards conservation and enhancing the existing transport and other services for the existing local community. Some of the views expressed, which are non-exhaustive, are listed below:

Economic and housing development

- There is strong advocacy of the proposal of economic and housing development along the northern shore of Lantau taking the advantage of the existing transport infrastructure and the Hong Kong-Zhuhai-Macao-Bridge and the Tuen Mun-Chap Lap Kok Link under construction;
- To complement economic and housing development, many Lantau residents aspire for prompt enhancement of the existing local transportation, and sufficient transport infrastructures be timely implemented in phase with the proposed development;
- There are many views supporting more diversified economic development for Hong Kong as a whole and more job opportunities, instead of relying heavily on the four pillar industries, taking the opportunity of Lantau development;
- The airport also provides opportunities for economic development, such as logistics;

East Lantau Metropolis (ELM)

- The location of proposed artificial islands in the Central Waters, being close to Hong Kong Island, is seen by many as strategically important and the study for provision for transport infrastructure should be accorded with priority;
- Information for establishing the project feasibility, including the impact on the environment, navigation, financial, and other aspects, is not yet available;
- The development of ELM should adopt the concept of a sustainable and smart city;

Conservation

- There is strong support of balancing development and conservation. The concept of preserving the predominant part of Lantau is appreciated;
- Detailed proposals of conservation are lacking and should be formulated;
- The Government should ascertain the feasibility of reclamation with extreme care taking into consideration the existing ecology, such as Chinese White Dolphins;
- Hiking trails and marine parks are welcomed, but fishery groups are concerned about impacts on fishery rights;

Recreation and Tourism

- The recreational facilities will provide beneficial opportunities for Hong Kong people whose living conditions are too crowded and have insufficient recreational facilities for use during their holidays;
- There should be an assessment of the overall capability of Lantau for receiving additional visitors without adverse impact on the existing uniqueness and environment;
- The preliminary proposals are all over Lantau and should be studied in more detail, coordinated, and the feasibility of necessary transport provision should also be examined;
- Early implementation of the Tung Chung Town Park, mountain bike trails in south Lantau and cycle tracks are welcomed.

17. Furthermore, we will take note of the public hearing conducted by the Panel on Development on 16 April 2016 on the proposed development strategy for Lantau which shed even more light on the public's responses to the proposed strategic direction, visions and proposals. Overall speaking, we see the urgent need to establish LDO as soon as possible so as to continue our consideration of the public responses and the various work and studies to address the public aspirations and take the work plan to the next stage more properly. For example, to respond to public concerns on conservation, we will make particular effort, after the establishment of LDO, to liaising with relevant stakeholders including green groups and local communities so as to develop conservative initiatives and

programmes that would promote nature conservation in Lantau. On transportation, we will explore how efforts could be better coordinated for addressing the transport needs of residents in Lantau and how to support feasible recreational and tourism facilities in Lantau without undermining the preservation of the existing environment and the visitor receiving capacity of Lantau. Kick-starting the above work would not be feasible without the early establishment of the dedicated LDO.

WAY FORWARD

18. Subject to Members' support, we plan to seek endorsement from the Establishment Subcommittee and approval from the Finance Committee in mid 2016.

Development Bureau
Civil Engineering and Development Department
April 2016