

Extract

立法會

LC Paper No. CB(1)801/15-16(01)

Legislative Council

LC Paper No. CB(1)/15-16

(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV

Panel on Development

Minutes of meeting

**held on Tuesday, 23 February 2016, at 2:30 pm
in Conference Room 3 of the Legislative Council Complex**

Members present : Hon Tony TSE Wai-chuen, BBS (Chairman)
Hon LEUNG Che-cheung, BBS, MH, JP (Deputy
Chairman)
Hon Albert HO Chun-yan
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon Frederick FUNG Kin-kee, SBS, JP
Hon Cyd HO Sau-lan, JP
Hon CHAN Hak-kan, JP
Hon CHAN Kin-por, BBS, JP
Hon IP Kwok-him, GBS, JP
Hon Mrs Regina IP LAU Suk-yeet, GBS, JP
Hon Alan LEONG Kah-kit, SC
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
Hon Michael TIEN Puk-sun, BBS, JP
Hon James TIEN Pei-chun, GBS, JP
Hon WU Chi-wai, MH
Hon YIU Si-wing, BBS
Hon CHAN Chi-chuen
Hon CHAN Han-pan, JP
Dr Hon Kenneth CHAN Ka-lok
Hon CHAN Yuen-han, SBS, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Dr Hon Fernando CHEUNG Chiu-hung

Dr Hon Helena WONG Pik-wan
Dr Hon Elizabeth QUAT, JP
Ir Dr Hon LO Wai-kwok, SBS, MH, JP

Member attending : Hon Steven HO Chun-yin, BBS

Members absent : Dr Hon LAU Wong-fat, GBM, GBS, JP
Hon Abraham SHEK Lai-him, GBS, JP

Public officers attending : **Agenda item V**

Mr CHAN Chung-kun
Principal Assistant Secretary (Works)2 (Acting)
Development Bureau

Ms YING Fun-fong
Head (Kai Tak Office)
Civil Engineering and Development Department

Mr Harry MA Hon-ngai
Chief Engineer/Kowloon 3
Civil Engineering and Development Department

Agenda item VI

Mrs Dorothy MA CHOW Pui-fun
Principal Assistant Secretary for the Environment (Energy)

Mr Harry LAI Hon-chung, JP
Assistant Director/Electricity & Energy Efficiency
Electrical and Mechanical Services Department

Mr CHEUNG Yuen-fong
Chief Engineer/Energy Efficiency B
Electrical and Mechanical Services Department

Agenda item VII

Mr HON Chi-keung, JP
Permanent Secretary for Development (Works)
Mr Thomas CHAN Chung-ching, JP

Deputy Secretary (Planning & Lands)1
Development Bureau

Mr CHAN Chi-ming, JP
Deputy Secretary (Works)2
Development Bureau

Mr Daniel CHUNG Kum-wah, JP
Director of Civil Engineering and Development

Mr LAM Sai-hung, JP
Project Manager (Hong Kong Island and Islands)
Civil Engineering and Development Department

Mr Raymond LEE Kai-wing, JP
Deputy Director of Planning/District

Ms Amy CHEUNG Yi-mei
Assistant Director of Planning/Territorial

Agenda item VIII

Mr Paul CHAN Mo-po, MH, JP
Secretary for Development

Mr LAI Cheuk-ho
Principal Assistant Secretary (Works)5
Development Bureau

Mr LAM Sai-hung, JP
Project Manager (Hong Kong Island and Islands)
Civil Engineering and Development Department

Ms Phyllis LI Chi-miu, JP
Deputy Director of Planning/Territorial

Ms Amy CHEUNG Yi-mei
Assistant Director of Planning/Territorial

Clerk in attendance : Ms Sharon CHUNG

Chief Council Secretary (1)2

Staff in attendance : Mr Fred PANG
Senior Council Secretary (1)2

Mr Raymond CHOW
Senior Council Secretary (1)6

Ms Maggie LAU
Council Secretary (1)2

Ms Christina SHIU
Legislative Assistant (1)2

Action

VII Creation and redeployment of directorate posts in Civil Engineering and Development Department and Planning Department

(LC Paper No. CB(1)559/15-16(07) -- Administration's paper on creation and redeployment of directorate posts in Civil Engineering and Development Department and Planning Department)

Permanent Secretary for Development (Works) ("PS/DEV(W)") advised that the Administration paper contained two staffing proposals: one was about the establishment of the Lantau Development Office ("LDO") and the re-organization of the existing Development Offices of the Civil Engineering and Development Department ("CEDD") (the proposal in Annex I to the paper); the other was about the creation of a supernumerary Chief Town Planner ("CTP") post in the Planning Department ("PlanD") to lead an additional team under the Department's Board Division for strengthening secretariat support to the Town Planning Board ("TPB") and handling statutory planning matters (the proposal in Annex II to the paper).

2. With the aid of a powerpoint presentation, Project Manager (Hong Kong Island and Islands), CEDD ("PM(HKI&I)/CEDD"), elaborated on the proposal in Annex I.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)600/15-16(03) by email on 24 February 2016.)

3. Deputy Director of Planning/District ("DD(District)/PlanD") briefed Panel members on the proposal in Annex II.

The proposal in Annex I - Establishment of the Lantau Development Office and the re-organization of the existing Development Offices of the Civil Engineering and Development Department

Justification for the establishment of a Lantau Development Office

4. Mr WU Chi-wai and Dr Helena WONG opined that, as the development strategy for Lantau proposed by the Lantau Development Advisory Committee ("the proposed development strategy for Lantau") had not yet undergone thorough discussion and public consultation, it was not appropriate to the Administration to decide to establish LDO at this stage. Dr WONG said that the Democratic Party objected to the proposed establishment of LDO and creation of four directorate posts for LDO, given that there was no consensus among the public on the proposed development strategy for Lantau. Mr WU was concerned that the Administration's proposal to establish LDO meant that the Administration had decided to develop Lantau. Mr WU suggested that the staffing proposal in relation to CEDD in Annex I to the paper be dealt with separately from the proposal to set up LDO.

5. PS/DEV(W) advised that the Administration had carefully examined the need for establishing LDO. The Lantau Development Advisory Committee ("LanDAC") had formulated the proposed development strategies in different aspects, covering land use, conservation, recreation and tourism development. In view of the large scale of the developments to be planned and implemented in Lantau, there was a need to form a dedicated and multi-disciplinary office to take forward a wide range of projects for development of Lantau. The suggestion of creating new directorate posts for taking up development projects in Lantau without establishing LDO would not be practicable.

6. Mr LEUNG Kwok-hung said that he objected to the proposal of establishing LDO and the proposed medium- and long-term development projects in Lantau, most of which, in his view, would likely become "white

elephant" projects and had only been proposed to support the development plans of the Mainland. The Administration should instead focus its efforts on the implementation of the projects which would show their effectiveness in the near future.

7. PS/DEV(W) responded that it was important for the Administration to formulate long-term plans for increasing land supply to meet housing and other development needs. The efforts made by the Government in the past 10 years in planning land supply in Hong Kong had been inadequate to meet the demand of the society.

8. Mr Albert CHAN said that the proposed organizational structure of LDO and the proposed re-organization of the Development Offices in CEDD were good initiatives for the implementation of planning and development. Mr CHAN said that he was opposed to the establishment of LDO, as the development strategy proposed by LanDAC, which comprised members who were not familiar with the ecological and cultural features of Lantau, would cause harm to the natural environment of Lantau. The proposed East Lantau Metropolis, which would be exposed to a noise level exceeding 80 decibels due to aircraft operation, would not be a suitable place for housing development.

9. Miss CHAN Yuen-han indicated support for the proposal to set up LDO as a coordinating office for the development of Lantau. She cited the Energizing Kowloon East Office as an example to illustrate how a dedicated office would facilitate the implementation of development projects. Miss CHAN said that it was important for the massive developments in Lantau to have a smooth implementation. In view of the heavy workload arising from the development initiatives for Lantau, she supported the proposed creation of supernumerary directorate posts to take forward the initiatives.

10. Mr CHAN Kam-lam expressed support for the proposal to establish LDO. He held the view that the setting up of a one-stop office would achieve greater effectiveness in the implementation of the planned development projects in Lantau, such as the Tung Chung New Town Extension and reclamation in Siu Ho Wan and Sunny Bay, as well as local improvement works projects in Tai O and south Lantau. It was desirable to have LDO to serve as the main contact point for the developments in Lantau. He was also supportive of the proposed creation of supernumerary posts to support LDO and the re-organization of the Development Offices of CEDD. Mr CHAN Kam-lam called on the Administration to carry out the planned development

projects as early as possible upon the establishment of LDO to facilitate the development of Lantau.

Responsibilities of the proposed Lantau Development Office

11. Referring to the list of the projects and proposals to be taken forward by the proposed LDO as set out in paragraph 10 of Annex I to the discussion paper, such as arranging local events (e.g. music festivals and sports competitions), Dr Kenneth CHAN expressed concern that the scope of responsibilities of the proposed LDO might be too wide. PS/DEV(W) replied that the involvement of LDO in organizing local events in Lantau would be necessary for engaging the community in the planning of development of Lantau.

12. Dr Kenneth CHAN enquired about the manpower resources required for the implementation of public engagement activities related to the development of Lantau. Mr YIU Si-wing considered it important for the Administration to collect views from stakeholders on the development of Lantau. He asked whether conducting public consultation on development projects would be one of the responsibilities of LDO.

13. PS/DEV(W) replied that LDO would be responsible for conducting public consultation on the proposed development projects in Lantau. With the establishment of LDO, the manpower support for public engagement activities would be strengthened. He appealed to Panel members to support the staffing proposal for the establishment of LDO.

Lantau Development Advisory Committee

14. Miss CHAN Yuen-han said there were concerns that some LanDAC members might have interests in land development in Lantau. She urged the Administration not to appoint persons with potential conflicts of interests as members of LanDAC in future. Miss CHAN enquired about the demarcation of roles and responsibilities between LanDAC and LDO in formulating the development strategy for Lantau.

15. PS/DEV(W) replied that LanDAC was responsible for advising the Administration on the development direction for Lantau. LanDAC was an advisory body comprising councillors, members from the professional sectors, trade associations, academics and locals. New members from various sectors, such as tourism, recreation, innovation and technology and conservation, had just been appointed for the new term of office. He advised

that a mechanism for declaration of interests was in operation in LanDAC. Members had to declare pecuniary interests, if any, when speaking on a discussion item at a meeting.

Duration of the four supernumerary posts

16. Mr YIU Si-wing opined that, with the planned developments in Lantau, such as the Hong Kong Boundary Hong Kong-Zhuhai-Macao Bridge ("HZMB"), the third runway of the Hong Kong International Airport, as well as the proposed development of the East Lantau Metropolis, it was an opportune time to establish LDO for undertaking the planning and implementation of the various development projects. Mr YIU held the view that the development of Lantau should be a long-term initiative. He asked why the duration of the four proposed supernumerary directorate posts in LDO was only about 5 years, i.e. up to 31 March 2021.

17. PS/DEV(W) replied that a wide range of preliminary studies and planning would be undertaken before the implementation plans of the development projects in Lantau could be formulated. The work of LDO would be ongoing. The Administration would review nearer the expiry of the posts the continual need for the four supernumerary posts, taking into account the progress of the development projects and the workload of LDO at that time.

Implementation of proposed development projects in Lantau

18. Dr Helena WONG pointed out that a number of infrastructure projects in Hong Kong, such as HZMB, the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link and the West Kowloon Cultural District, had experienced cost overrun, delay and shortage of labour in recent years. She expressed doubt on whether there would be sufficient supply of construction workers to meet the manpower demand arising from the proposed development projects in Lantau and in other parts of Hong Kong.

Re-organization of the Development Offices

19. Miss CHAN Yuen-han enquired about the demarcation of duties and responsibilities among the four new Development Offices to be set up under the proposed re-organization (i.e. North Development Office, East Development Office, South Development Office and West Development Office). PS/DEV(W) replied that, in the light of the setting up of LDO to

take up the development projects in Lantau, the Administration had reviewed the work allocation and boundaries among the Development Offices. The Administration considered it necessary to re-organize the Development Offices, which would be delineated by the revised geographical boundary as shown in Enclosure 15 to the discussion paper.

The proposal in Annex II - Creation of a supernumerary Chief Town Planner post in the Planning Department

20. Dr Kenneth CHAN said he agreed that the existing manpower of the TPB Secretariat might not be sufficient for delivering services to the public in an efficient manner. He expressed concern on whether the manpower resources of a proposed additional team under the Board Division of PlanD, led by one CTP and supported by three non-directorate staff redeployed from other existing teams, would be adequate for coping with the increasing workload of TPB. Referring to the increasing number of judicial reviews on TPB's decisions, Dr CHAN enquired whether the Administration had any plan to review the Town Planning Ordinance.

21. DD(District)/PlanD replied that, to make better use of manpower resources, the Administration would make redeployment arrangements as and when necessary and prioritize its work having regard to the resources available.

Submission of the two staffing proposals to the Establishment Subcommittee

22. The Chairman enquired whether members supported that the two staffing proposals be submitted to the Establishment Subcommittee ("ESC") for consideration. Mr LEUNG Kwok-hung requested that the two proposals be voted on separately. The Administration had no objection to Mr LEUNG's suggestion.

The proposal in Annex I - Establishment of the Lantau Development Office and the re-organization of the existing Development Offices of the Civil Engineering and Development Department

23. The Chairman enquired whether members supported that the proposal in Annex I be submitted to ESC for consideration. At members' request, the Chairman ordered a division. The division bell was rung for five minutes. Seven members voted for and 8 members voted against the question. The votes of individual members were as follows --

For:

Mr CHAN Kam-lam
Mr IP Kwok-him
Mr YIU Si-wing
Mr LEUNG Che-cheung
(7 members)

Mr CHAN Kin-por
Mrs Regina IP
Miss CHAN Yuen-han

Against:

Mr James TO
Mr Albert CHAN
Dr Kenneth CHAN
Dr Fernando CHEUNG
(8 members)

Mr LEUNG Kwok-hung
Mr WU Chi-wai
Dr KWOK Ka-ki
Dr Helena WONG

Abstain:

(0 member)

24. The Chairman concluded that the Panel did not support the submission of the proposal in Annex I to ESC for consideration.

The proposal in Annex II - Creation of a supernumerary Chief Town Planner post in the Planning Department

25. The Chairman enquired whether members supported that the proposal in Annex II be submitted to ESC for consideration. No member indicated any objection. The Chairman said that the Panel agreed that the proposal in Annex II be submitted to ESC for consideration.

Council Business Division 1
Legislative Council Secretariat
15 April 2016