

ITEM FOR ESTABLISHMENT SUBCOMMITTEE OF FINANCE COMMITTEE

**HEAD 33 – CIVIL ENGINEERING AND DEVELOPMENT
DEPARTMENT**
HEAD 91 – LANDS DEPARTMENT
HEAD 118 – PLANNING DEPARTMENT
HEAD 51 – GOVERNMENT PROPERTY AGENCY
Subhead 000 Operational expenses

Members are invited to recommend to the Finance Committee the creation of the following supernumerary posts for five years with immediate effect upon approval of the Finance Committee –

**(a) Civil Engineering and Development
Department**

3 Chief Engineer
(D1) (\$150,950 - \$165,200)

(b) Lands Department

1 Chief Estate Surveyor
(D1) (\$150,950 - \$165,200)

(c) Planning Department

1 Chief Town Planner
(D1) (\$150,950 - \$165,200)

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(d) Government Property Agency

1 Chief Estate Surveyor/Principal Valuation

Surveyor

(D1) (\$150,950 - \$165,200)

PROBLEM

We need to strengthen the directorate support in the Civil Engineering and Development Department (CEDD), the Lands Department (LandsD), the Planning Department (PlanD) and the Government Property Agency (GPA) for taking forward policy initiatives to increase land supply in the short, medium and long term.

PROPOSAL

2. We propose creating six supernumerary posts for five years with immediate effect upon approval of the Finance Committee (FC) to strengthen directorate staffing support in the four departments as below –

- (a) re-creation of two supernumerary Chief Engineer (CE) (D1) posts in the North Development Office (NDO) of CEDD, to be designated as Chief Engineer/North 1 (CE/North 1) and Chief Engineer/North 2 (CE/North 2) respectively to implement Kwu Tung North (KTN)/Fanling North (FLN) New Development Area (NDA) project, as well as other major projects in the New Territories North (NTN);
- (b) re-creation of one supernumerary CE (D1) post in the West Development Office (WDO) of CEDD, to be designated as Chief Engineer/West 4 (CE/West 4), to implement Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA project;
- (c) creation of one supernumerary Chief Estate Surveyor (CES) (D1) post in LandsD, to be designated as Chief Estate Surveyor/New Development Areas (CES/NDA), to handle land administration matters relating to the KTN/FLN and HSK/HT NDA and Yuen Long South (YLS) Development projects;
- (d) re-creation of one supernumerary Chief Town Planner (CTP) (D1) post in PlanD, to be designated as Chief Town Planner/Town Planning Board 3 (CTP/TPB3), to support the Town Planning Board (TPB) in

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handling judicial review (JR) cases and matters related to the Town Planning Ordinance (TPO) (Cap. 131) and TPB's procedures and practices; and

- (e) creation of one supernumerary CES/Principal Valuation Surveyor (PVS) (D1) post in GPA, to be designated as Chief Property Manager (Project) (C(P)) to oversee the implementation of the "single site, multiple use" initiative.

JUSTIFICATION

Roles of CEDD, LandsD, PlanD and GPA in Land Supply Initiatives

3. To meet the community demand for land for housing and other needs, the Government has adopted a multi-pronged strategy to increase land supply in the short, medium and long term. We need to provide adequate directorate staffing resources in relevant departments to ensure effective execution of this strategy.

4. As a core part of our strategy to boost land supply in the medium to long term, we are pressing ahead with the implementation of the NDA projects, including KTN/FLN NDA as an extension to the Fanling/Sheung Shui New Town, HSK/HT NDA as a regional hub in the Northwest New Territories (NWNT), YLS Development and the NTN Development. CEDD and LandsD assume key roles in the delivery of these NDAs projects. CEDD is responsible for the project design and site formation for development as well as implementation of supporting infrastructure projects, whereas LandsD is responsible for resuming and clearing land, and the subsequent land allocation and disposal. Given the scale and complexity of the NDAs projects, it is essential to equip the two departments with adequate directorate staff to lead respective project teams, co-ordinate amongst departments and work with stakeholders outside the Government in order to ensure timely delivery of the NDAs projects.

5. Apart from the primary support from CEDD and LandsD, as many of the land creation initiatives such as the rezoning of 210 sites for housing development¹ or individual development proposals necessitate amendments to the Outline Zoning Plans (OZPs) or planning permission, TPB's workload has increased considerably in tandem with the implementation of these initiatives or proposals. In addition, to expedite the development process, we will review the current statutory and administrative planning procedures which include the TPO, TPB Guidelines and practices, in addition to a need to handle JRs. We have reviewed TPB's workload and consider that there is an operational need to re-create one supernumerary directorate post in PlanD.

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¹ As at 31 July 2021, 141 rezoning sites had been completed and 18 sites are in progress. Rezoning work for about 51 sites had yet to start.

6. As part of the Government's efforts in increasing land supply by more efficient use of land resources, the Government is actively pursuing "single site, multiple use" in multi-storey development on Government, Institution or Community (G/IC) sites. The initiative will provide and consolidate public services in need by the local community, including child care, welfare services, clinics, wet markets, cultural and sports facilities, and carparks. Consolidation of such services in multi-storey developments enables more efficient use of land resources. In some cases, it also opens up the opportunity of releasing sites no longer required for their original intended G/IC purpose for other beneficial uses to meet the evolving needs of the community. In this connection, GPA is taking on the new function and acting as the dedicated agent for steering and taking forward the project planning and implementation of multi-storey G/IC development projects with cross-bureau facilities. Currently, six projects are being pursued under the "single site, multiple use" initiative. To support the timely and effective implementation of this initiative, it is necessary to equip GPA with adequate support at directorate level to undertake the new tasks.

(a) Need for Two Supernumerary CE Posts in NDO of CEDD

Workload and Manpower of NDO

7. NDO of CEDD is responsible for, among others, the site formation and infrastructure works of the KTN/FLN NDA which will provide about 71 800 new housing units, comprising 48 500 units (i.e. 68%) for public housing and 23 300 units (i.e. 32%) for private housing, and accommodate more than 188 000 new population upon full development. The first population intake is scheduled for 2023. The KTN/FLN NDA will also make available land for economic and industrial uses as well as community facilities which altogether will generate about 40 100 job opportunities. While the KTN/FLN NDA with a total development area of 415 hectares (ha)² will be implemented in two phases, namely the First Phase (168 ha) and the Remaining Phase (247 ha), all the site formation and infrastructure works of the entire NDA are targeted to be completed by 2031 with a view to expediting land delivery to address the acute shortage of land and housing supply. As such, we need to implement the two development phases concurrently. With the funding approval from the Legislative Council (LegCo) in May 2019, the construction of the First Phase works is in progress with the site formation and infrastructure works to be completed by 2026, and detailed design of the Remaining Phase works is also in progress with the current target to commence works by 2024 subject to funding approval.

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² Including about 320 ha of developable land, 37 ha of land for the Long Valley Nature Park, 43 ha of land for engineering infrastructure works (road works, service reservoirs, etc.) and 15 ha of land for other uses.

8. NDO of CEDD is also responsible for various projects at the NTN Development which is one of the two strategic growth areas (the other one is the East Lantau Metropolis) to meet Hong Kong's long-term social and economic needs. Well poised with its strategic boundary location, easy access to Shenzhen and the eastern part of Guangdong, the NTN Development will be the new anchor on the Northern Economic Belt and the Eastern Knowledge and Technology Corridor proposed under the Hong Kong 2030+. Full consideration will be given to the geographical advantages of the NTN developments when carrying out spatial planning of Hong Kong, with a view to tapping the opportunities arising from the fast growing regional economy at Greater Bay Area. The NTN Development, covering over 1 400 ha of land, comprises San Tin/Lok Ma Chau Development Node (STLMC DN), NTN New Town (covering Heung Yuen Wai, Ping Che, Ta Kwu Ling, Hung Lung Hang and Queen's Hill), and Man Kam To (MKT) Logistics Corridor. To expedite the development process, we already commenced a feasibility study on STLMC DN in September 2019 and formulated the initial land use proposals. With funding approval obtained from LegCo on 16 July 2021, we will soon commence the investigation and design stage for STLMC DN and will at the same time, proceed with the planning and engineering study on the NTN New Town and MKT Logistics Corridor.

9. Currently, there is only one permanent CE (D1) post (designated as Chief Engineer/North 3 (CE/North 3)) in NDO of CEDD, who is leading a project team responsible for overseeing the construction of the First Phase works of KTN/FLN NDA, in addition to handling matters relating to public works of the Tai Po District. The First Phase works involve a total of seven construction contracts³ and the workload is voluminous and complicated in nature, including resumption of about 68 ha of private land with about 445 households to be cleared, resolving complex project interface and programming issues among the seven construction contracts and adjacent private developments, handling a large number of changes and complaints relating to the ongoing construction works, coordinating with various departments and stakeholders to deliver infrastructures/facilities meeting the needs of the community of the NDA and nearby areas, etc. CE/North 3 and his team will have to devote dedicated and full-time efforts to oversee and manage the construction programmes, supervise contractors, resolve site issues and disputes, etc. for the First Phase works.

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³ Construction contracts include –

- ND/2019/01 - KTN NDA, Phase 1: Site Formation and Infrastructure Works;
- ND/2019/02 - KTN NDA, Phase 1: Roads and Drains between KTN NDA and Shek Wu Hui;
- ND/2019/03 - KTN and FLN NDA, Phase 1: Development of Long Valley Nature Park;
- ND/2019/04 - FLN NDA, Phase 1: Fanling Bypass Eastern Section (Shek Wu San Tsuen North to Lung Yeuk Tau);
- ND/2019/05 - FLN NDA, Phase 1: Fanling Bypass Eastern Section (Shung Him Tong to Kau Lung Hang);
- ND/2019/06 - FLN NDA, Phase 1: Reprovisioning of North District Temporary Wholesale Market for Agricultural Products; and
- ND/2019/07 - FLN NDA, Phase 1: Site Formation and Infrastructure Works.

10. Having considered the extensive scope, complexity and sensitive nature of the projects mentioned above and the enormous workload to achieve concurrent implementation of the Remaining Phase development of KTN/FLN NDA and early implementation of the NTN Development, it is not possible for the only one CE in NDO to handle all the tasks involved in these development projects. We thus propose to re-create two supernumerary CE (D1) posts for five years to lead the project teams to facilitate smooth delivery of the above projects. More detailed justifications are given in the following paragraphs.

Need for Re-creation of Two Supernumerary CE Posts in NDO

11. A supernumerary CE post (designated as CE/North 1) was created on 1 April 2009 to oversee mainly the administration, planning and implementation of the Liantang/Heung Yuen Wai Boundary Control Point (BCP) project. Since this supernumerary CE post lapsed on 1 April 2019, the project team originally led by CE/North 1 has been directly supervised by a Government Engineer (GE) at D2 level (designated as Deputy Project Manager (North) (DPM(N))). We propose to re-create this supernumerary CE post for five years with immediate effect upon approval by FC so that the incumbent can lead a designated team to handle the workload arising from the implementation of the Remaining Phase (247 ha of development area with about 50 800 new housing flats) of KTN/FLN NDA including but not limited to, managing the design and construction consultancies, finalising the scope of works and associated resumption limits in consultation with stakeholders, arranging gazettal of works and resolving objections, seeking LegCo's funding approval for construction following authorisation of works, overseeing the construction progress, etc. In addition, the proposed CE/North 1 will oversee the remaining works of the Liantang/Heung Yuen Wai BCP project and the finalisation of the respective construction contracts and consultancies, as well as to handle matters relating to public works of the North District. Moreover, CE/North 1 will oversee a new consultancy for investigation, detailed design and construction supervision for the improvement of So Kwun Po Interchange which is one of the major interchanges in the North District. The consultancy is planned to start in Q3 2021 for completion of construction works in 2030.

12. Another supernumerary CE post (designated as CE/North 2) was created on 11 July 2014 for major projects in the NTN. Since this supernumerary CE post lapsed on 1 April 2019, the project team originally led by CE/North 2 has been directly supervised by DPM(N). We propose to re-create this supernumerary CE post for five years with immediate effect upon approval by FC for overseeing the planning, design and construction supervision of major projects in the NTN and Sha Tin. These include the NTN Development, establishment of the Agricultural Park in Kwu Tung South (94 ha of development area), site formation and infrastructure works in Kong Nga Po (19 ha of development area), widening of Tai Po Road (Sha Tin Section), provision of Trunk Road T4 in Sha Tin as well as other infrastructure and land development projects in the Sha Tin District.

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13. Under the current implementation programme, we target to complete the KTN/FLN NDA First Phase works by 2026. By then, we will review the manpower requirements holistically taking into account the capacity of CE/North 3 and the workloads in hand. As such, the two supernumerary CE posts are proposed to be re-created for a period of five years with immediate effect upon approval by FC, with the continual need of the posts to be reviewed in due course. The job descriptions of the two supernumerary CE posts (i.e. CE/North 1 and CE/North 2) proposed to be re-created are at Enclosures 1 and 2 respectively.

Encls. 1 & 2

(b) Need for One Supernumerary CE Post in WDO of CEDD

Workload and Manpower of WDO

14. WDO of CEDD is responsible for, among others, the site formation and infrastructure works of the HSK/HT NDA which will be the next generation new town. Together with the existing Tin Shui Wai, Yuen Long and Tuen Mun New Towns, and the YLS Development being taken forward, it will form a major new town development cluster in the western part of the territory. The highly complex HSK/HT NDA project, covering a total development area of about 441 ha, will be developed in phases. Apart from the need of resumption of about 324 ha of private land, about 1 970 households and 680 business undertakings would have to be cleared. In addition, we have to coordinate and monitor the development of more than 80 items of government, institution and community facilities, the timely completion of which is important to serve the existing and new population residing in the NDA. We target to have the first population intake into the Dedicated Rehousing Estate (DRE) in 2024 and major population intake from 2030, and the completion of the site formation and infrastructure works of the NDA by 2037-38. Subject to the results of the public and private housing mix review which is being carried out, HSK/HT NDA will provide about 61 000 new housing units for about 176 000 new population upon full development. It is also positioned as a 'Regional Economic and Civic Hub' for the NWNT to create space of about 6.4 million square metres gross floor area offering about 150 000 job opportunities.

15. Due to the mega-scale and complexity of the HSK/HT NDA project and the need for orderly clearance, the HSK/HT NDA development is being undertaken in three phases, namely First Phase development (17 ha), Second Phase development (251 ha) and Remaining Phase development (173 ha). We are undertaking a fast-track implementation programme which requires concurrent delivery of various essential engineering infrastructure works and prompt resolution of interfacing issues with other departments to ensure the timely completion of their works including drainage and water supply facilities to tie in with the implementation programme of the NDA. With funding approval from LegCo in June 2020, construction works for the First Phase development and the design and construction consultancies for the Second Phase development commenced progressively in July and September 2020 respectively.

16. Currently, there are five teams (West 1, West 2, West 3, West 4 and West 5 teams) in WDO being led by four permanent CE (D1) posts (designated as Chief Engineer/West 1 (CE/West 1), Chief Engineer/West 2 (CE/West 2), Chief Engineer/West 3 (CE/West 3) and Chief Engineer/West 5 (CE/West 5)) and a GE (D2) post (designated as Deputy Project Manager (West) (DPM(W)) responsible for overseeing the implementation of various projects under WDO. Among the above, West 3 and West 4 teams are handling the tasks relating to HSK/HT NDA. West 4 team is mainly responsible for planning, design and construction supervision of the First Phase development, the overall administration and supervision of the feasibility studies for the multi-storey buildings (MSBs) for accommodating brownfield operations in HSK/HT NDA and Yuen Long area, and the supervision of other land development and infrastructure projects/studies in NWNT. The team was originally led by a supernumerary CE (D1) post (previously designated as CE/West 4) created in July 2014. Since this supernumerary CE post lapsed on 1 April 2019, West 4 team has been directly supervised by DPM(W). It is necessary to re-create the supernumerary CE (D1) post (designated as CE/West 4) for five years with immediate effect upon approval by FC to provide dedicated directorate support for the oversight and co-ordination required for the delivery of the HSK/HT NDA project. More detailed justifications are given in the following paragraphs.

Need for Re-creation of one Supernumerary CE Post in WDO

17. To meet the key milestones of first population intake into DRE in 2024 and commissioning of the first batch of MSBs in 2027 in HSK/HT NDA, the proposed supernumerary CE post (CE/West 4) will lead West 4 team in completing the works under the First Phase development to enable the subsequent development of rehousing estates and MSBs; handling works-related district administration and brownfield matters of HSK/HT NDA; and supervising a Community Liaison Team in engaging/consulting stakeholders with a view to soliciting public support throughout the project implementation. In addition, CE/West 4 will also be involved in the Second Phase development including management of design and construction consultancies, finalisation of land resumption limits involving large-scale clearance of households and brownfield sites, gazettal of works and resolution of objections, seeking LegCo's funding approval targeted for 2023 tentatively for subsequent commencement of construction in 2024, etc. Subject to the funding approval, CE/West 4 will also be responsible for the procurement and management of the design and construction consultancies for the Remaining Phase development. At present, the GE who directly supervises West 4 team is also overseeing West 3 team and another three teams within WDO which are taking forward the implementation of other major infrastructure projects such as YLS

/Development

Development, Lok Ma Chau Loop development, Kam Tin South Development, and development of cycle track network in the New Territories. In light of the very heavy workload presently being taken up by the GE and the increasing workload of West 4 team, we consider it necessary to have the dedicated project management efforts led by the proposed CE/West 4, thereby relieving the GE to head WDO in achieving the office's missions more effectively.

18. The other team involved in HSK/HT NDA project is West 3 team and is led by CE/West 3. The team is currently tasked with overseeing the detailed design of Package A Works for the Second Phase development of HSK/HT NDA with development area of about 173 ha. CE/West 3 is also overseeing various related feasibility studies for HSK/HT NDA, including those on environmentally friendly transport services in HSK/HT NDA and adjacent areas, fostering a pedestrian and bicycle-friendly environment in HSK/HT NDA and YLS Development, river revitalisation and flood attenuation facilities for HSK/HT NDA, and urban and green design studies for the future town centre and the district commercial node in HSK/HT NDA, as well as the riverside promenade area along the revitalised Tin Shui Wai River Channel. In addition to HSK/HT NDA, CE/West 3 is responsible for handling the works-related district administration matters of the Tuen Mun District. We have also critically reviewed the workload of the other permanent CEs in WDO (i.e. CE/West 1, CE/West 2 and CE/West 5 with their job duties as described in paragraphs 17, 18 and 20 of Enclosure 12 respectively). CE/West 1 is mainly overseeing the implementation of the YLS Development project (185 ha of development area) and Kam Tin South Development project (16 ha of development area). CE/West 2 is mainly responsible for delivering the remaining section of the New Territories Cycle Track project between Tsuen Wan and Tuen Mun of total length about 20 kilometres as well as overseeing engineering studies on housing related development sites in Yuen Long and Tin Shui Wai areas. CE/West 5 is mainly responsible for the implementation of the Lok Ma Chau Loop development project which is one of the ten major infrastructure projects for the economic growth of Hong Kong with construction of the main works commenced progressively since July 2021 for completion in stages between end 2021 and 2027. All the existing permanent CEs in WDO are fully occupied and cannot take on additional responsibilities. As such, there is a genuine need to re-create the proposed CE/West 4 post to take on the other tasks in relation to HSK/HT NDA.

19. Under the current implementation programme of HSK/HT NDA, we target to complete the site formation and infrastructure works under the First Phase development in phases by 2025. As such, the supernumerary CE post is proposed to be re-created for a period of five years with immediate effect upon approval by FC, with the continual need of the post to be reviewed in due course. The job description of the proposed supernumerary CE post (i.e. CE/West 4) is at Enclosure 3.

Encl. 3

/Non-directorate

Non-directorate Support in NDO and WDO

20. In addition to the above directorate staffing proposals in CEDD, 29 time-limited non-directorate posts have been extended or converted to permanent posts from 2019-20 onwards to continue providing support for NDO and WDO. Moreover, 33 permanent/time-limited non-directorate posts have been added since 2019-20 to strengthen the support to these two offices.

Encl. 4 21. The existing and proposed organisation chart of CEDD is at Enclosure 4.

(c) Need for One Supernumerary CES Post in LandsD***Workload and Manpower of Lands Administration Office (LAO)***

22. The LAO of LandsD is responsible for administration of land disposals including land sales, land exchanges, lease modifications, land allocations and short-term tenancies in urban areas and New Territories; overseeing development submissions and development compliances under leases; and valuation of land premium. Besides, LAO is also responsible for acquisition and clearance of land for the implementation of public works projects and railway developments, valuation of statutory compensations and assessment of claims; administering government leases to ensure compliance; land management; lease enforcement and squatter control. The existing CESs in LandsD have fully devoted themselves to the above work, and therefore it is not possible for them to take up the tasks involved in the NDAs/YLS Development projects. We thus propose to create a supernumerary CES (D1) post for five years with immediate effect upon approval by FC to be responsible for the land administration work relating to the NDAs/YLS Development projects. More detailed justifications are given in the following paragraphs.

Need for Creation of one Supernumerary CES Post in LAO

23. To expedite the KTN/FLN NDA and HSK/HT NDA and YLS Development thereby increasing land supply, it is essential to take forward the land development process, including land resumption, clearance, site formation, infrastructure provision, as well as allocation and disposal of land for various developments including infrastructural and community facilities, public housing developments and private developments, through a tightly integrated and well- coordinated programme.

24. To this end, LandsD has set up a dedicated team to co-ordinate with CEDD and other departments on the development programme of the NDAs/YLS Development, including timing and sequencing of various land administration work involving land acquisition and clearance, compensation assessments, and land allocations and disposals. This will ensure that all land administration works in connection with the NDAs/YLS Development will dovetail with the site formation and infrastructure works and be carried out on a one-stop basis, thus avoiding duplication and enhancing efficiency. The team also provides a single contact point for clearerees affected by the NDAs/YLS Development and is responsible for administering the ex-gratia compensation and rehousing packages applicable to affected occupiers.

25. Developing the KTN/FLN NDA involves clearance of about 230 ha of government land for site formation and infrastructure works, as well as resumption and clearance of about 180 ha involving about 2 370 private lots. About 1 600 households and 450 business undertakings involving some 4 100 structures are required to be cleared. As for HSK/HT NDA intended to be implemented under a fast-track programme, it involves clearance of about 120 ha of government land as well as resumption and clearance of about 320 ha involving around 4 400 private lots. About 1 970 households and 680 business undertakings involving over 10 000 structures are required to be cleared. YLS Development involves resumption of about 150 ha of private land and affected about 400 households and 94 ha of brownfield. The government land and resumed lots so cleared will then be allocated for various uses including public housing, private housing and other developments, road and infrastructure, and various community and infrastructure facilities.

26. Land resumption and clearance for the First Phase of KTN/FLN NDA and HSK/HT NDA developments have commenced to tie in with their infrastructural works programmes from 2019-2026 and 2020-2025 respectively. As for the first phase of YLS Development, land resumption and clearance is scheduled for commencement in early 2022 to meet the infrastructural works programme from 2022-2028. Considerable inputs will be required from LandsD in making the land available for the said developments having regard to the mega-scale and complexity of the land resumption/clearance involving domestic/non-domestic occupation, business undertakings, farmland, etc. on private and government land. The smooth and timely implementation of NDAs/YLS Development are also critical upon the prompt and effective processing of land administration matters including permanent and temporary land disposal of all kinds.

27. Having regard to the significance on land supply of the NDAs/YLS Development projects, the complexity, scale as well as the current project status, it is expected that the associated land administration inputs would be imperative in the coming five years to meet the key milestones of first population intake in 2023

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for KTN/FLN NDA and 2024 for HSK/HT NDA developments and commissioning of the first batch of MSBs in 2027 in HSK/HT NDA, it is essential to create a new dedicated CES (D1) post (designated as CES/NDA) in LandsD for five years with immediate effect upon approval by FC to lead the team to oversee all the land administration matters including co-ordinating permanent and temporary land disposal, land resumption/clearance and statutory and ex-gratia compensation, and the associated voluntary registration tasks arising from the NDAs/YLS Development projects. In addition to providing leadership and exercising professional judgement to address various difficulties and conflicts that are bound to arise during the land resumption/clearance process, the dedicated CES will also assist in policy formulation and communication with the stakeholders, particularly LegCo, District Council and Rural Committee members given that resumption and clearance has become more sensitive in recent years. The continual need of the post beyond the five years period will be subject to review.

Non-directorate support

Encl. 5 28. The proposed supernumerary CES post will be underpinned by a team
Encl. 6 which comprises 94 time-limited non-directorate posts. The job description of the proposed supernumerary CES post is at Enclosure 5. The existing and proposed organisation chart of LandsD is at Enclosure 6.

(d) Need for One Supernumerary CTP Post in PlanD

Workload and Manpower of Board Division

29. The Board Division in PlanD provides secretariat support to TPB and its two Planning Committees (PCs) in handling statutory planning matters, including preparation of town plans and processing of OZP amendments and planning applications. It is also responsible for handling matters relating to the TPO and TPB's procedures and practices, JR cases and their follow-up work, as well as town planning appeals. Currently, there are two permanent CTP posts in the Board Division, yet both posts are already heavily engaged in the provision of secretariat services to TPB and its PCs, and the handling of town planning appeals. The supernumerary CTP/TPB3 is therefore proposed to take up mainly tasks relating to the review of TPO and TPB's procedures and practices, as well as JR cases and associated follow-up work, which require the dedicated support of a directorate grade officer. The relevant details are set out in the ensuing paragraphs.

Need for Re-creation of one Supernumerary CTP Post in Board Division

30. One key task to be taken up by the proposed CTP/TPB3 is the review of TPO, including the subsequent legislative amendments and related TPB guidelines. As stated in the Chief Executive's 2020 Policy Addresses (2020 PA),

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the Government will review the TPO and map out more effective means to control landfilling, dumping of wastes and associated development activities causing environmental damage to areas of high ecological values at Lantau, with a view to enhancing protection of the natural beauty of these areas. The 2020 PA further states that while making all-out efforts to identify and produce land, the Government will also expedite the land development process, through a review of the approval procedures of different departments throughout the development process. To this end, the proposed CTP/TPB3 will lead a team in formulating legislative amendments in the said directions. In the process, he/she would need to review the current practices and identify areas for improvement or streamlining. Following legislative amendments, he/she will also need to update the necessary TPB guidelines accordingly and see to the smooth implementation of legislative proposals.

31. Apart from the review of the TPO, the proposed CTP/TPB3 will also take lead in reviewing the administrative practices involved in the planning process, including TPB Guidelines, procedures and practices, with a view to expediting land and housing supply. This review will be taken forward independent of the above legislative amendment exercise. The proposed CTP/TPB3 is expected to take forward such work having regard to the changing planning circumstances and the socio-economic needs. Upon completion of the review, the proposed CTP/TPB3 will also have to follow up with the promulgation and implementation of new arrangements.

32. As development often involves conflicting interests, TPB's decisions are often subject to legal challenges by way of JR. JR could be a long-drawn and resource-demanding process, with some cases involving appeals all the way to the Court of Appeal and even the Court of Final Appeal⁴. JRs not only consume the limited resources of the Board Division, but sometimes also hold up rezoning of housing and other development projects in the same districts when the Court grants orders to stay the normal procedures for submission of the OZPs to the Chief Executive in Council for approval. Without the OZP approval, the downstream development procedures, e.g. land sale/exchange and resumption, may have to be delayed.

33. Since 2011, a total of 60 JRs have been brought against TPB's decisions. As of 31 July 2021, 6 JR cases were still ongoing, at various stages of legal proceedings⁵, requiring TPB's follow-up. Court's rulings in JR cases often

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⁴ Examples include *Hysan Development Co. Ltd and others v. TPB* (FACV No. 21 & 22/2015), *Designing Hong Kong Limited v. TPB* (FACV 4/2018) and *Tung Chun Company Limited v TPB* (CACV 48-50/2019).

⁵ Of these 6 ongoing JR cases, three are handled by the Court of Appeal, while the rest are dealt with by the Court of First Instance.

involve extensive read-across implications for TPB's operations, e.g. whether TPB may take into account implementation issue and factors not covered by the statutory plan in considering rezoning applications⁶, and whether TPB may use approval conditions to deal with detailed technical matters in handling applications for planning permission⁷. Such JR cases require senior attention in the preparation of arguments in consultation with the Department of Justice to ensure that the TPB's case is fully presented before the Court.

34. With the Government pressing ahead with various new land supply initiatives (see paragraph 37 below for details), all involving amendments to OZPs, new JRs are expected in the coming years. The proposed CTP/TPB3 will handle the additional workload arising from these JRs and related matters. In particular, he/she will lead a team in liaising with the Department of Justice to formulate the strategy for legal proceedings, prepare affirmations and other legal submissions, and formulate responses to JR applicants' affirmations/legal submissions. The proposed CTP/TPB3 is also expected to represent TPB in attending court hearings and handling related matters.

35. It is worth noting that JR-related work extends beyond the Court's decisions. In the post-decision stage, the proposed CTP/TPB3 is required to take early actions to consider whether and, if so, what changes should be made to the OZP or other areas to comply with court orders and rulings, such as procedural reviews or other specific improvement measures.

36. While there are currently two CTPs in the Board Division, they have been fully engaged in the provision of secretariat services to TPB and its PCs, as well as dealing with town planning appeals. Within the period from 2016 to 2020, the Board Division handled about 220 Executive Council submissions and 130 publications/notifications in respect of OZPs, and about 82 280 representations, comments and further representations. During the same period, about 5 670 planning applications/reviews/appeals and about 340 applications for amendment of plan under the TPO were received and processed. In addition, the Board Division arranged about 400 sessions of TPB and PC meetings and handled about 6 310 TPB/PC papers.

37. In the coming five years, it is expected that the workload of the Board Division will continue to be heavy. Apart from pressing ahead with rezoning the remainder of the 210 sites with housing potential and considering planning applications for increase in development density, it will also need to deal with OZP

/amendments

⁶ See the judgment of the Court of First Instance in *Hong Kong Resort Company Limited v. TPB* (HCAL 645/2017).

⁷ See the judgment of the Court of First Instance in *Tam Hoi Pong v. TPB* (HCAL 20/2014).

amendments arising from major development proposals such as NDAs, the artificial islands in the Central Waters, land use proposals to release brownfield sites for various uses, etc. It is practically impossible for the two current CTPs to absorb the tasks proposed for CTP/TPB3 without adversely affecting the timely completion of statutory plan-making process, as well as the quality and timeliness of support rendered to TPB/PCs. As a matter of fact, to cope with the heavy workload of the Division, with FC's approval, a supernumerary CTP/TPB3 was previously created between July 2016 and 31 March 2019 to handle the JR-related work and streamline TPB's procedure and practice. Since this supernumerary CTP post lapsed on 1 April 2019, his team has been directly supervised by the Assistant Director/Board. The arrangement is not desirable, giving rise to a bottleneck in respect of the discharge of the above duties. It is envisaged that the workload of the Board Division in the coming five years will be very heavy. It is therefore crucial, from the perspective of expediting the development process and ensuring efficacy and effectiveness of the work of the TPB Secretariat, to re-create the proposed supernumerary post of CTP/TPB3 for five years with immediate effect upon approval by FC to provide dedicated staffing support at directorate level to take forward the tasks mentioned which require an officer with sufficient seniority and expertise in town planning.

38. The creation of the supernumerary CTP post would not substantially entail redistribution of work between the two existing CTPs. The continual need of the post beyond the five years period will be subject to review.

Non-directorate support

39. The proposed supernumerary CTP/TPB3 post will be underpinned by a team which comprises seven non-directorate posts. The proposed job description of the proposed supernumerary CTP/TPB3 post is at Enclosure 7. The existing and proposed organisation chart of PlanD is at Enclosure 8.

Encl. 7
Encl. 8

(e) Need for One Supernumerary CES/PVS Post in GPA

Workload and Manpower in GPA for the "Single Site, Multiple Use" Initiative

40. To ensure timely and effective implementation of the Government's initiative to increase land supply by more efficient use of land resources through "single site, multiple use" in multi-storey development on G/IC sites, there is a need to establish a new Project Division in GPA to serve as the dedicated agent for steering and taking forward project planning and implementation.

/Need

Need for Creation of one Supernumerary CES/PVS Post in Project Division

41. Under the “single site, multiple use” initiative, we seek to provide the much needed public services through more land-efficient means by constructing multi-storey and multi-user buildings. The initiative also imposes greater discipline on the Government in the utilisation of land resources. To this end, we will adopt a more proactive and co-ordinated approach for the planning of government building projects involving multiple users, under which GPA will assume a central coordinating role. GPA will need to, amongst others, identify, prioritise and recommend an appropriate and optimal development mix in joint-user developments with a view to better meeting community needs and maximising the development potential of government sites. As most government facilities are premise-based, there will be specific or even competing site, space, user and access requirements from individual bureau/departments (B/Ds). Resolution of these complicated and project-specific interface matters will have to take into account specific community and local needs for G/IC facilities and other policy considerations (including policy priority in service delivery), and involve considerable liaison with B/Ds and co-ordination at the senior level.

42. With the allocation of \$22 billion as announced in the 2019-20 Budget, the Government has so far identified six projects for implementation, including redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, construction of joint-user buildings for community facilities at the former Anderson Road Quarry site, Tseung Kwan O town centre, Shan Mei Street in Shatin, and consolidation of several government sites in Tsuen Wan town centre. For these projects, GPA will conduct “user match-making”, prepare the Project Definition Statement, assist works departments in preparing the Technical Feasibility Statement, and take up the role of project proponent for those projects with no single B/D taking up more than 70% of the total floor space. GPA will steer and co-ordinate these projects all the way through various stages of project development. Such work includes finalising of user B/Ds’ requirements, resolving differences in case of incompatible uses or competing accommodation requirements (for example, competition for floor space on lower floors especially for facilities with special operational or access requirements such as elderly care facilities or facilities intended to receive a large number of visitors), aligning different funding/programme priorities between different users, taking the lead in securing funding, conducting local consultation and putting the project to LegCo for approval. The vigorous liaison and co-ordination work as mentioned above will continue throughout project implementation, involving other relevant works departments on issues including project management, development programme and acquisition of project funding.

43. To provide GPA with adequate support in taking forward the new arrangement under the “single site, multiple use” initiative, there is a strong operational need to enhance GPA’s staffing complement to take on the new role and the full range of work as outlined above. As the new tasks will require a high level of professional knowledge and expertise, GPA needs to set up a new division, namely, the Project Division, to be supported by a dedicated team of staff with relevant professional/technical expertise and experience.

44. To drive and oversee the implementation of the development projects under the initiative, a professional surveyor at the directorate level with in-depth knowledge and experience is necessary to head Project Division on a dedicated basis to provide sufficient supervision and steer, oversee the formulation of optimal development mix, facilitate the resolution of the various complicated project planning and management issues for timely project commencement, engage in the consultation processes, and maintain a close monitoring of project implementation in an efficient and effective manner. Taking into account the need to roll out as early as possible the projects based on the available resources, we propose to create a supernumerary CES/PVS post for five years as an interim measure. The strengthened directorate support will drive implementation of at least the six projects mentioned in paragraph 42 above through the various stages of development from project planning, formulation of optimal user mix, detailed designs, consultation with stakeholders, seeking funding approval to monitoring of construction progress in the coming five years, and resolve the complicated and critical issues that may emerge during the processes to ensure timely passage of important milestones for each project. The proposed post is to be filled by officer from either the estate surveyor or valuation surveyor grades. While both CES and PVS have the same professional surveying qualification, and are capable of taking on the full range of responsibilities as outlined in paragraphs 41 and 42 above and leading the new Project Division, they possess slightly different expertise in some particular aspects of the work. For example, a CES is more skilled in land issues relating to project sites and assessing site utilisation; whereas a PVS is more proficient in accommodation related matters to facilitate the match-making of users. The proposed creation of the supernumerary CES/PVS post will allow more flexibility for GPA in identifying the most suitable candidate having regard to the prevailing needs and on-going projects being pursued.

45. The supernumerary CES/PVS post, to be designated as C(P), is proposed to be created for five years with immediate effect upon approval by FC. We will review the service need before the lapse of the supernumerary post, taking into account the progress of the first batch projects and the “single site, multiple use” initiative, as well as the overall workload of GPA in due course.

/Non-directorate

Non-directorate support

46. The proposed supernumerary C(P) post will lead the Project Division in undertaking the full range of tasks arising from the implementation of the “single site, multiple use” initiative. He will be underpinned by a dedicated team comprising 15 non-directorate posts providing professional, technical, executive and secretarial support. In order to achieve overall operational efficiency for the new tasks under the initiative and GPA’s existing work relating to the development of joint-user general office buildings and optimisation of site utilisation, we will also internally redeploy two teams involving another seven non-directorate posts to support C(P) while continuing with their existing work.

47. The job description of the proposed supernumerary C(P) post is at Enclosure 9. The existing and proposed organisation charts of GPA are at Enclosures 10 and 11.

Encl. 9
Encls. 10 & 11

ALTERNATIVES CONSIDERED

48. We have critically examined the possible redeployment of other existing directorate officers within CEDD to take on the work of the proposed posts. However, as the other incumbents are already fully engaged in their existing work schedules in respect of a large number of on-going and new major projects, including Tseung Kwan O-Lam Tin Tunnel; Cross Bay Link in Tseung Kwan O; Anderson Road Quarries Development; first phase of the NDAs at KTN/FLN; Kam Tin South and YLS Developments; development of Lok Ma Chau Loop; Tung Chung New Town Extension; the West Kowloon Cultural District Government Infrastructure Project; Lantau development and conservation and Artificial Islands in Central Waters, etc., it is operationally not possible for them to take up the tasks required for the proposed posts without adversely affecting the discharge of their current duties. Enclosure 12 shows the schedule of responsibilities of all existing CE posts in CEDD. In order to expedite land and housing supply, there is a genuine and pressing need to re-create the three supernumerary CE posts in CEDD to handle the increasing workload.

Encl. 12

49. As for LandsD, as incumbents of other CES posts are already fully engaged by their daily responsibilities at present, it is impossible operationally for them to take up the tasks without adversely affecting the discharge of their current duties. Enclosure 13 shows the schedule of responsibilities of the existing CESs in LandsD. As the NDAs/YLS Development projects are critical to the supply of land for housing and other developments, the creation of the supernumerary CES post is essential when works on all the NDAs/YLS Development projects start to be in full steam. Otherwise, it would have an adverse effect on service delivery by LandsD leading to slippage of site handover for project construction and hence delay in population intake.

Encl. 13

Encl. 14 50. The existing 17 CTPs in PlanD (details of their work schedules at Enclosure 14) are already fully committed to their existing work schedules, rendering it operationally impossible for them to effectively take up the whole or part of the proposed supernumerary CTP/TPB3’s duties and responsibilities through internal redeployment.

Encl. 15 51. The existing five directorate officers designated as Chief Property Managers in GPA (details of their work schedules at Enclosure 15) are fully occupied by their daily responsibilities at present, rendering it operationally impossible for them to effectively take up the whole or part of additional workload arising from the implementation of the “single site, multiple use” initiative, without compromising the smooth operation and on-going business of GPA.

FINANCIAL IMPLICATIONS

52. The above staffing proposals in the four departments will involve an additional staff cost in terms of notional annual salary cost at mid-point of \$11,541,600. The additional full annual average staff cost, including salaries and staff on-cost, is about \$16,022,000. A breakdown is shown below –

Department	Directorate Posts	No. of posts	Notional annual salary cost at mid-point (\$)	Full annual average staff cost (\$)
CEDD	CE (D1)	3	5,770,800	7,868,000
LandsD	CES (D1)	1	1,923,600	2,722,000
PlanD	CTP (D1)	1	1,923,600	2,710,000
GPA	CES/PVS (D1)	1	1,923,600	2,722,000
	Total	6	11,541,600	16,022,000

53. We have included sufficient provision in the Estimates to meet the cost of the proposals and will reflect the resources required in the Estimates of subsequent years concerned.

PUBLIC CONSULTATION

54. The current staffing proposal to take forward policy initiatives to increase land supply in the short, medium and long term is a revision to an earlier staffing proposal (the Original Proposal). On 19 December 2018, we consulted the LegCo Panel on Development (the Panel) on the Original Proposal comprising the creation of three permanent CE posts in CEDD, one permanent CTP post in PlanD,

one permanent CES/PVS post in GPA, one supernumerary CES post in LandsD till 31 March 2029 and one supernumerary Administrative Officer Staff Grade C (AOSGC) post in GPA till 31 March 2024. With the majority of Panel Members indicating support for the proposal, we consulted the Establishment Subcommittee (ESC) on 29 March 2019 and 3 April 2019. ESC endorsed the Original Proposal and recommended that the item be submitted to FC for approval. The Original Proposal was included in the FC agenda.

55. Noting the views of the LegCo Members on the creation of directorate posts, the Chief Executive announced in the 2020 PA that the Government would withdraw all the directorate establishment proposals (including the Original Proposal) awaiting scrutiny and would review them individually⁸. We have critically scrutinised and reviewed the Original Proposal. After the review, we now propose that the three CE posts in CEDD, one CTP post in PlanD and one CES/PVS post in GPA originally proposed to be permanent posts be revised to five-year supernumerary posts; the duration of one supernumerary CES post in LandsD be shortened from around eight years to five years; and the supernumerary AOSGC post in GPA not be pursued.

ESTABLISHMENT CHANGES

56. The establishment changes in CEDD, LandsD, PlanD and GPA for the past two years are as follows –

Establishment (Note)	Number of posts			
	Existing (As at 1 August 2021)	As at 1 April 2021	As at 1 April 2020	As at 1 April 2019
CEDD				
A	55+(8) [#]	55+(1)	55+(6)	55+(5)
B	775	767	734	691
C	1 225	1 233	1 221	1 195
Total for CEDD	2 055+(8)	2 055+(1)	2 010+(6)	1 941+(5)
LandsD				
A	46+(1) [#]	46+(1)	46	46
B	805	800	770	735
C	3 898	3 940	3 883	3 757
Total for LandsD	4 749+(1)	4 786+(1)	4 699	4 538

/PlanD

⁸ See ECI(2020-21)8 for details.

PlanD				
A	26+(1) [#]	26	26	26
B	323	317	311	296
C	601	600	587	578
Total for PlanD	950+(1)	943	924	900
GPA				
A	7 [#]	7	7	7
B	114	114	88	61
C	217	217	180	141
Total for GPA	338	338	275	209

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 ESC/FC

- as at 1 August 2021, there was one unfilled directorate post in PlanD. There was no unfilled directorate post in CEDD, LandsD and GPA.

CIVIL SERVICE BUREAU COMMENTS

57. The Civil Service Bureau supports the staffing proposals in CEDD, LandsD, PlanD and GPA for taking forward policy initiatives to increase land supply in the short, medium and long term. The grading and ranking of the proposed posts are considered appropriate having regard to the level and scope of responsibilities involved and the professional input required.

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

58. As the directorate posts proposed to be created are on supernumerary basis, their creation, if approved, will be reported to the Standing Committee on Directorate Salaries and Conditions of Service in accordance with the agreed procedure.

**Proposed Job Description
Chief Engineer/North 1
(Civil Engineering and Development Department)**

Rank : Chief Engineer (D1)

Responsible to : Deputy Project Manager (North)

Main Duties and Responsibilities –

Chief Engineer/North 1 heads a Division in the North Development Office and is responsible for the overall administration, planning, design and construction supervision of works packages serving the Remaining Phase of the Kwu Tung North (KTN) and Fanling North (FLN) New Development Area (NDA). He/She is also responsible for the overall construction supervision of the remaining works and finalisation of construction contracts and consultancies for the Liantang/Heung Yuen Wai Boundary Control Point. He/She also oversees the works-related district administration matters for the North District. The major duties are –

1. to oversee the administration, planning, design and construction supervision of works packages serving the Remaining Phase of the KTN and FLN NDA;
2. to oversee the construction supervision of the remaining works and finalisation of construction contracts and consultancies for 5019GB ‘Liantang/Heung Yuen Wai Boundary Control Point and associated works – site formation and infrastructure works’;
3. to oversee the administration, investigation, detailed design and construction supervision for the improvement of So Kwun Po Interchange;
4. to undertake budgetary control of projects;
5. to drive for timely achievement of milestone targets, coordinate and oversee timely resolution of interfacing matters with other projects and developments;
6. to plan and conduct public engagement/consultation with a view to soliciting public support to project implementation, including District Councils, rural committees, etc.;
7. to supervise and ensure that projects are implemented to the quality requirements and within budget;

8. to select and manage consultants and contractors;
9. to oversee works-related district administration matters for the North District and attend the North District Council meetings; and
10. to oversee the work of Senior Engineers under his/her purview.

**Proposed Job Description
Chief Engineer/North 2
(Civil Engineering and Development Department)**

Rank : Chief Engineer (D1)

Responsible to : Deputy Project Manager (North)

Main Duties and Responsibilities –

Chief Engineer/North 2 heads a Division in the North Development Office and is responsible for the overall administration, planning, design and construction supervision of the land formation and infrastructure projects in New Territories North (NTN) and Sha Tin Districts, including the Development of the NTN covering San Tin/Lok Ma Chau Development Node, the NTN New Town and Man Kam To Logistics Corridor, and partial development of the Fanling Golf Course for housing purpose, the Agricultural Park (Agri-Park) in Kwu Tung South, the Kong Nga Po development, the widening of Tai Po Road (Sha Tin Section) and the provision of Trunk Road T4 in Sha Tin and the Pai Tau and Sheung Wo Che Village Extension Area (VEA) project. He/She also oversees the works-related district administration matters for the Sha Tin District. The major duties are –

1. to oversee the administration , planning, design and construction supervision of the Development of the NTN and the partial development of Fanling Golf Course site;
2. to oversee the administration, planning, design, construction supervision of the establishment of an Agri-Park in Kwu Tung South and the site formation and infrastructure works in Kong Nga Po;
3. to oversee the administration, planning, design and construction supervision of the infrastructure projects such as widening of Tai Po Road (Sha Tin Section) and provision of Trunk Road T4; junction improvement works in Sha Tin; as well as the Pai Tau and Sheung Wo Che VEA project;
4. to undertake budgetary control of projects;
5. to drive for timely achievement of milestone targets, coordinate and oversee timely resolution of interfacing matters with other projects and developments;

6. to plan and conduct public engagement/consultation with a view to soliciting public support to project implementation, including District Councils, rural committees, etc.;
7. to supervise and ensure that projects are implemented to the quality requirements and within budget;
8. to select and manage consultants and contractors;
9. to oversee works-related district administration matters for the Sha Tin District and attend the Sha Tin District Council meetings; and
10. to oversee the work of Senior Engineers under his/her purview.

Proposed Job Description
Chief Engineer/West 4
(Civil Engineering and Development Department)

Rank : Chief Engineer (D1)

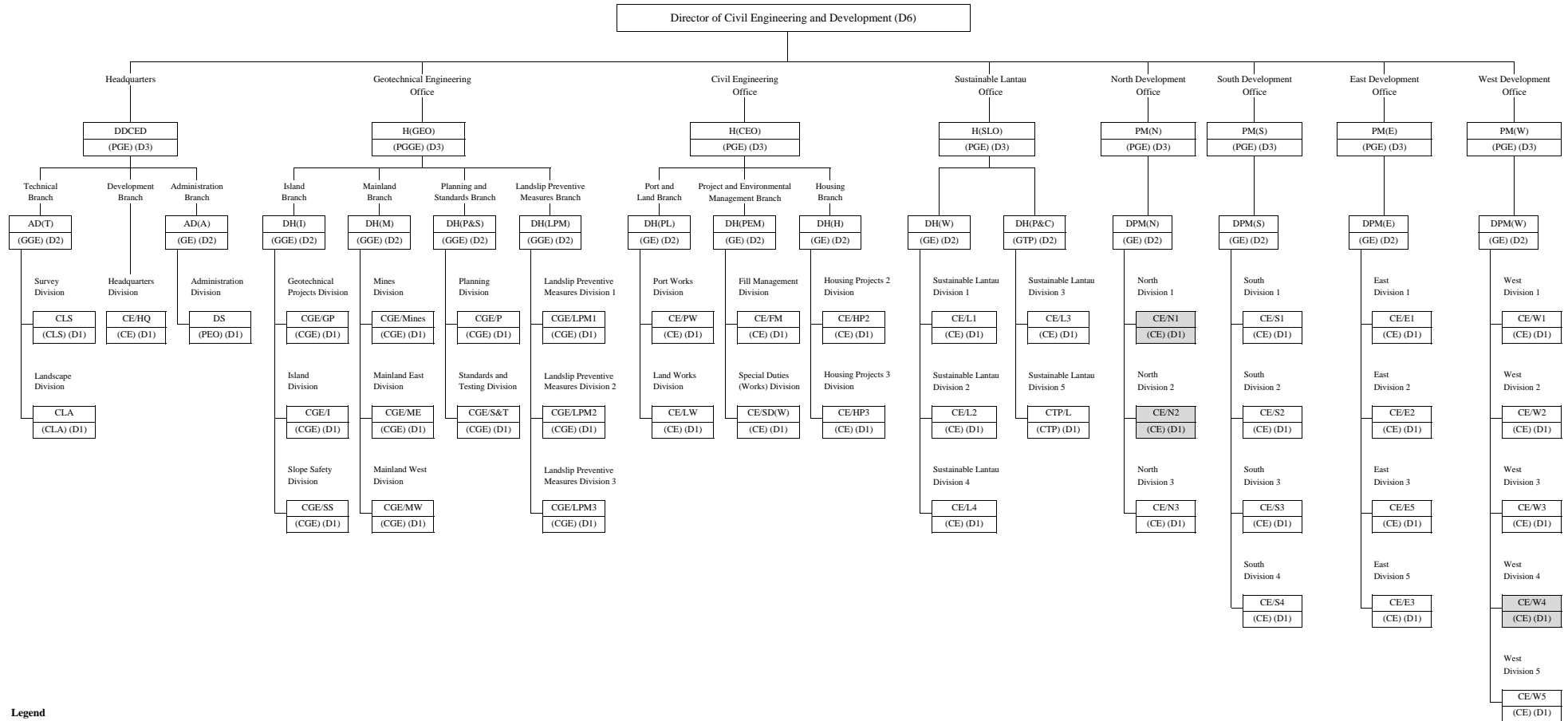
Responsible to : Deputy Project Manager (West)

Main Duties and Responsibilities –

Chief Engineer/West 4 heads a Division in the West Development Office and is responsible for overseeing and providing steer for the implementation of Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA). In addition, he/she will be responsible for the overall administration, planning, design and construction supervision of the works under the First and Second Phase development of HSK/HT NDA, and the handling of works-related district administration and brownfield matters in association with the development of HSK/HT NDA. The major duties are –

1. to oversee and provide steer for the implementation of HSK/HT NDA;
2. to oversee the administration, planning, design and construction supervision of projects under his/her purview;
3. to undertake budgetary control of projects;
4. to drive for timely achievement of milestone targets, coordinate and oversee timely resolution of interfacing matters with other projects and developments;
5. to oversee works-related district administration and brownfield matters of HSK/HT NDA;
6. to plan and conduct public engagement/consultation with a view to soliciting public support to project implementation, including District Councils, rural committees, etc.;
7. to supervise and ensure that projects are implemented to the quality requirements and within budget;
8. to select and manage consultants and contractors; and
9. to oversee the work of Senior Engineers under his/her purview.

Existing and Proposed Organisation Chart of Civil Engineering and Development Department



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

Supernumerary posts proposed to be created

Proposed Job Description
Chief Estate Surveyor/New Development Areas
(Lands Department)

Rank : Chief Estate Surveyor (D1)

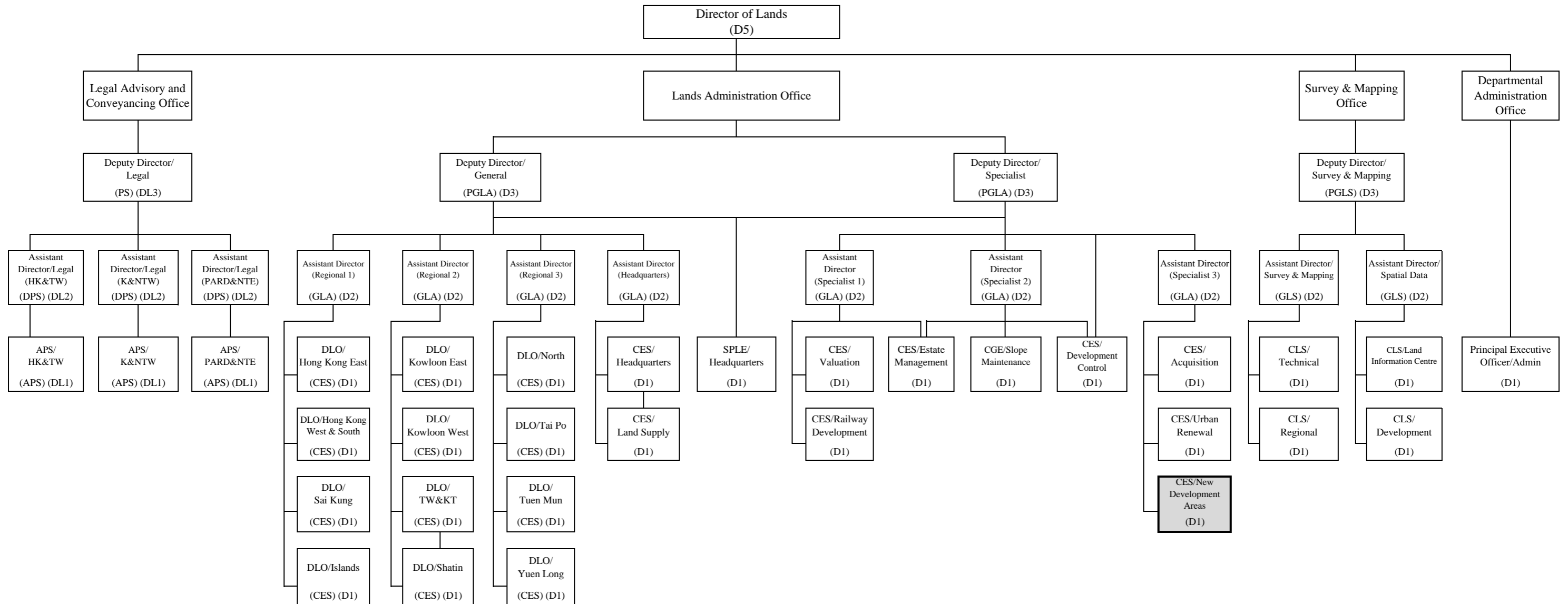
Responsible to : Assistant Director/Specialist 3

Main Duties and Responsibilities –

1. To oversee and monitor all land administration matters including co-ordinating and handling all permanent and temporary land disposal related to the housing, commercial, government, institution, community and other land supply in the New Development Areas (NDAs), namely the Kwu Tung North/Fanling North NDA and the Hung Shui Kiu/Ha Tsuen NDA, and the Yuen Long South (YLS) Development;
2. To oversee and co-ordinate work related to land disposal, land exchanges, premium assessment, land resumption, compensation estimate, site clearance, statutory and ex-gratia compensation payment, rehousing under the newly introduced Compensation and Rehousing packages and associated voluntary registration tasks in the NDAs/YLS Development with other bureaux, departments and different offices/sections within Lands Department;
3. To formulate, supervise and oversee the land disposal, land resumption and clearance strategies to ensure timely implementation of the NDAs/YLS Development projects;
4. To oversee and monitor the implementation of land disposal, land resumption, site clearance and site reversion to ensure timely delivery of sites for the NDAs/YLS Development;
5. To provide inputs in policy formulation and communication with the stakeholders in relation to land disposal, land resumption, site clearance, rehousing and compensation for the NDAs/YLS Development and to formulate related guidelines and implementation mechanism;
6. To be responsible for settlement of all claims arising from resumption and handling Lands Tribunal cases arising therefrom;

7. To attend Executive Council/Legislative Council/District Council meetings, government committee and steering groups meetings and carry out consultation with stakeholders/rural committee/local residents; and
8. To lead, supervise and manage the team of professionals and supporting staff.

Existing and Proposed Organisation Chart of Lands Department



Legend

- | | | | |
|-------|---------------------------------|----------|---|
| Admin | - Administration | GLA | - Government Land Agent |
| APS | - Assistant Principal Solicitor | HK&TW | - Hong Kong & Tsuen Wan |
| CES | - Chief Estate Surveyor | K&NTW | - Kowloon & New Territories West |
| CGE | - Chief Geotechnical Engineer | PARD&NTE | - Port, Airport, Railway Development & New Territories East |
| CLS | - Chief Land Surveyor | PGLA | - Principal Government Land Agent |
| DLO | - District Lands Officer | PS | - Principal Solicitor |
| DPS | - Deputy Principal Solicitor | SPLE | - Senior Principal Land Executive |
| | | TW&KT | - Tsuen Wan & Kwai Tsing |

- | | |
|---|---|
| | Existing posts |
| | Supernumerary post proposed to be created |

Proposed Job Description
Chief Town Planner/Town Planning Board (TPB) 3
(Planning Department)

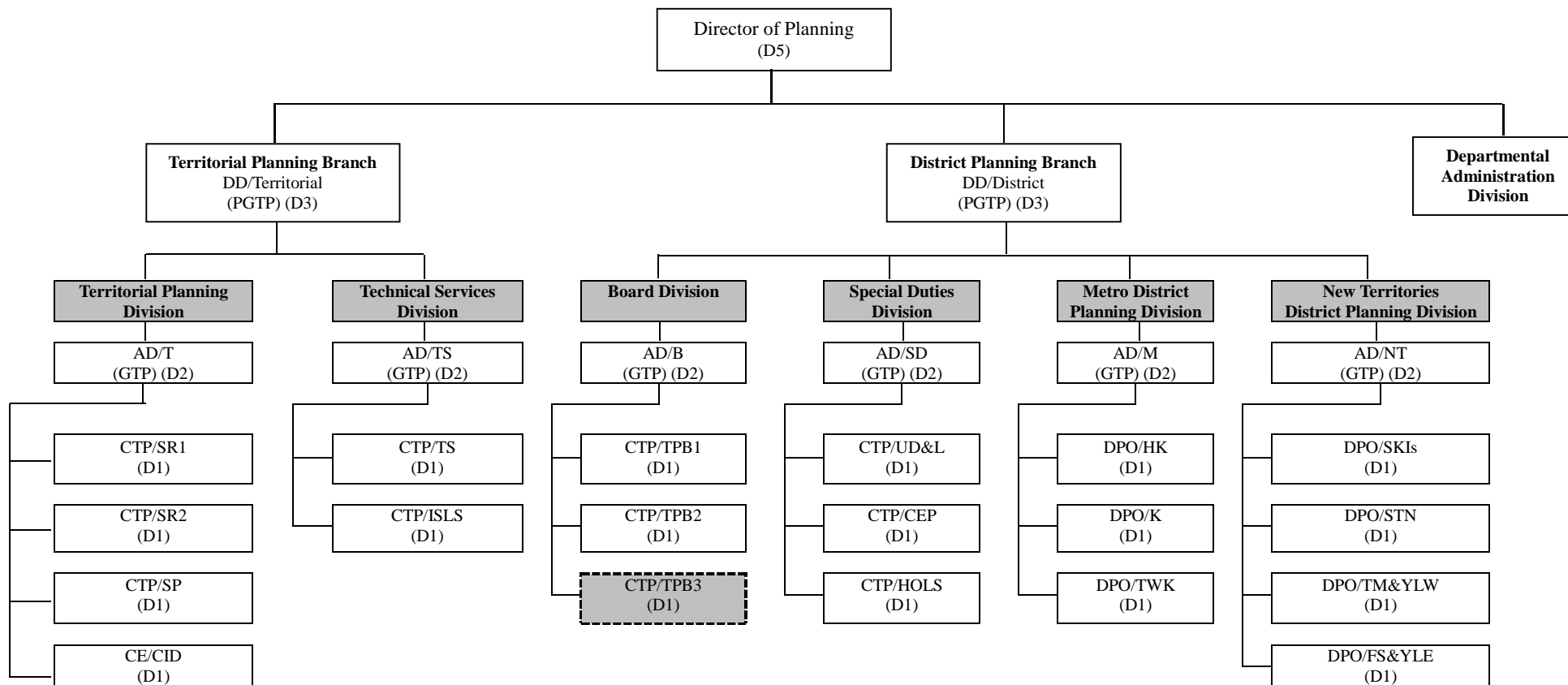
Rank : Chief Town Planner (D1)

Responsible to : Assistant Director/Board

Main Duties and Responsibilities –

1. To conduct a review of relevant provisions of the Town Planning Ordinance (Cap. 131) with a view to streamlining the statutory planning process and formulating a practicable proposal to better protect areas of high ecological values in the rural parts of the New Territories that are subject to development pressure;
2. To keep TPB's guidelines and other administrative procedures and practices under review to streamline the planning process and bring them in line with new policy proposals and cater for the fast changing socio-economic needs;
3. To represent the TPB on matters relating to judicial reviews (JRs) and other court cases, oversee the litigation and liaison work related to JR cases, and supervise the timely preparation of responses and input to legal submissions and other documents;
4. To oversee the follow-up work arising from court rulings in respect of the JR cases; and
5. To lead, supervise and manage the team of professionals and supporting staff.

Existing and Proposed Organisation Chart of Planning Department



Legend

- AD - Assistant Director of Planning
- B - Board
- CE - Chief Engineer
- CEP - Central Enforcement & Prosecution
- CID - Cross-Boundary Infrastructure & Development
- CTP - Chief Town Planner
- DD - Deputy Director of Planning
- DPO - District Planning Officer
- FS&YLE - Fanling, Sheung Shui & Yuen Long East
- GTP - Government Town Planner
- HK - Hong Kong

- HOLS - Housing and Office Land Supply
- ISLS - Information Systems & Land Supply
- K - Kowloon
- M - Metro
- NT - New Territories
- PGTP - Principal Government Town Planner
- SD - Special Duties
- SKIs - Sai Kung & Islands
- SP - Strategic Planning
- SR - Studies & Research
- STN - Sha Tin, Tai Po & North

- T - Territorial
- TM&YLW - Tuen Mun & Yuen Long West
- TPB - Town Planning Board
- TS - Technical Services
- TWK - Tsuen Wan & West Kowloon
- UD&L - Urban Design & Landscape

Supernumerary post proposed to be created

Proposed Job Description
Chief Property Manager (Project)
(Government Property Agency) (GPA)

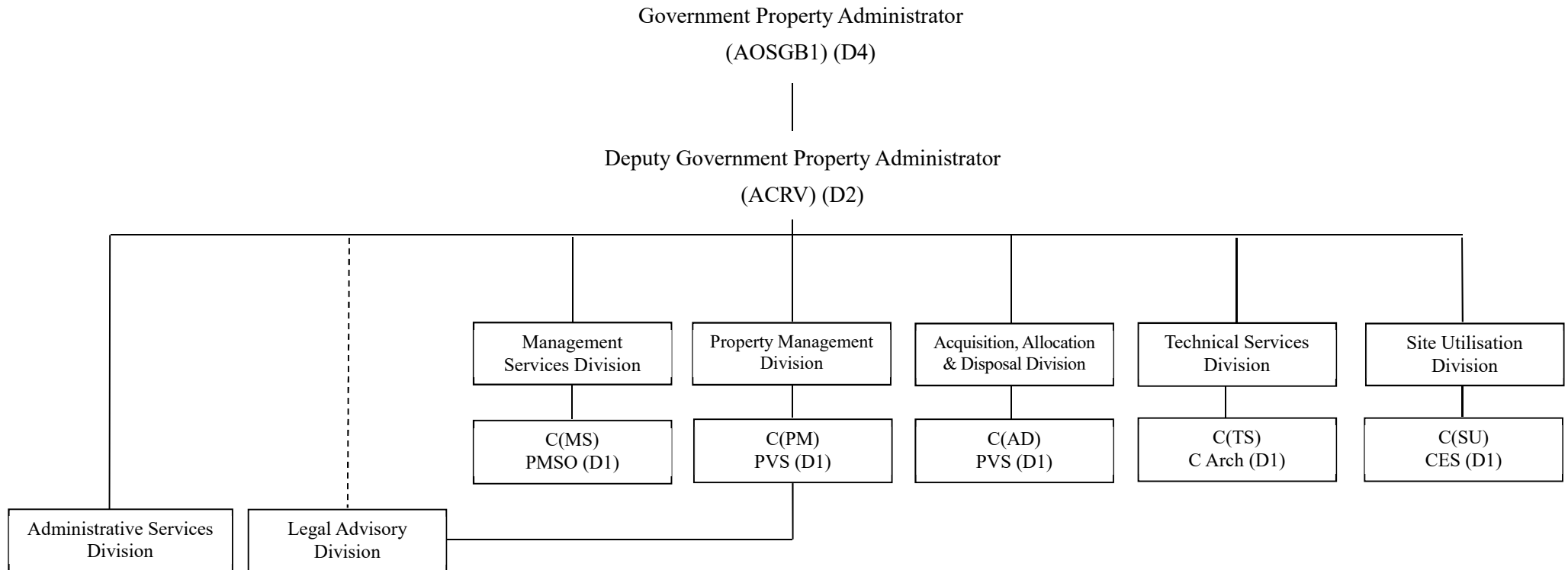
Rank : Chief Estate Surveyor/Principal Valuation Surveyor (D1)

Responsible to : Deputy Government Property Administrator

Main Duties and Responsibilities –

1. To lead and supervise the work of the Project Division in the formulation of the optimal development mix and implementation of multi-storey Government, Institution or Community (G/IC) development projects with cross-bureau facilities under the new “single site, multiple use” initiative;
2. To provide professional inputs in overseeing the project planning and implementation of the identified multi-storey G/IC development projects for which the GPA assumes the project proponent role;
3. To supervise public consultation work, and attend meetings of the Legislative Council and District Councils in respect of the proposed optimal development mix and implementation of the identified multi-storey G/IC development projects for which GPA assumes the project proponent role; and
4. To oversee the handling of media/public enquiries on issues arising from the multi-storey G/IC development projects under the purview of the Project Division.

Existing Organisation Chart of the Government Property Agency

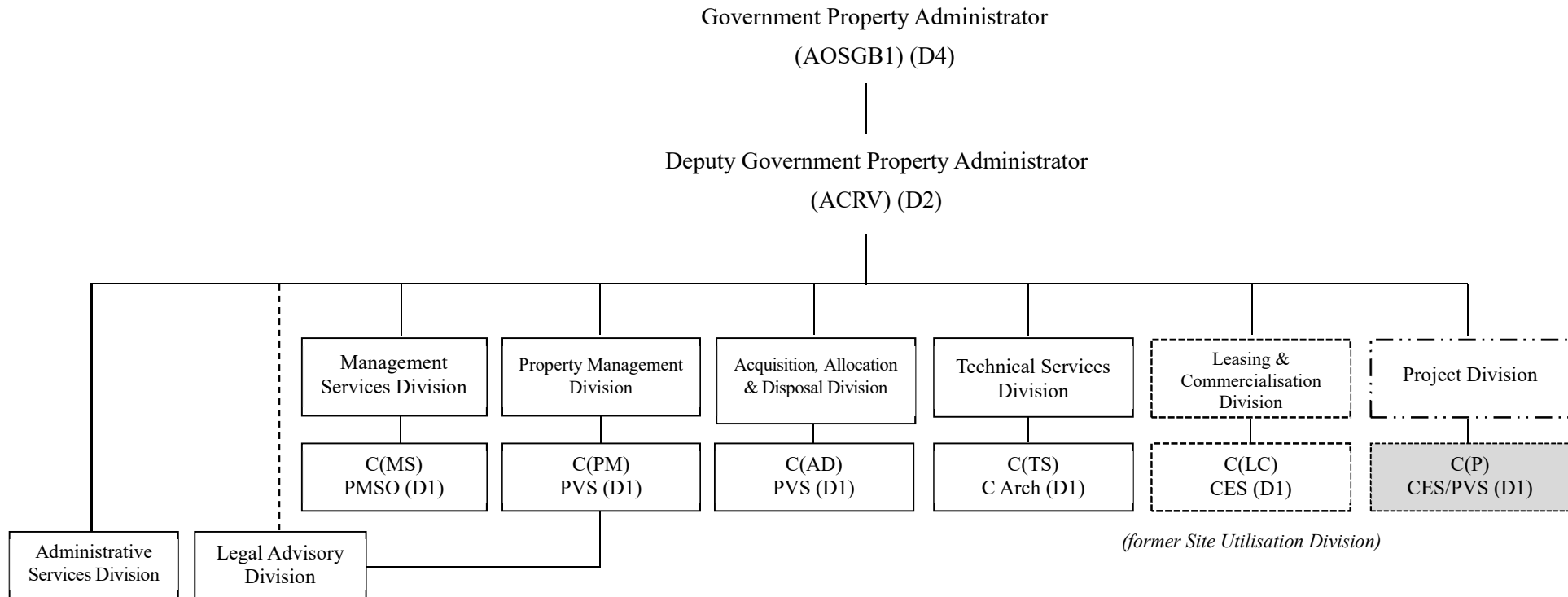


Legend

- ACRV - Assistant Commissioner of Rating and Valuation
- AOSGB1 - Administrative Officer Staff Grade B1
- C Arch - Chief Architect
- C(AD) - Chief Property Manager (Acquisition, Allocation & Disposal)
- C(MS) - Chief Property Manager (Management Services)
- C(PM) - Chief Property Manager (Property Management)

- C(SU) - Chief Property Manager (Site Utilisation)
- C(TS) - Chief Property Manager (Technical Services)
- CES - Chief Estate Surveyor
- PMSO - Principal Management Services Officer
- PVS - Principal Valuation Surveyor

Proposed Organisation Chart of the Government Property Agency



Supernumerary post proposed to be created

New Division

Name retitled

Legend

- ACRV - Assistant Commissioner of Rating and Valuation
- AOSGB1 - Administrative Officer Staff Grade B1
- C Arch - Chief Architect
- C(AD) - Chief Property Manager (Acquisition, Allocation & Disposal)
- C(LC) - Chief Property Manager (Leasing & Commercialisation)
- C(MS) - Chief Property Manager (Management Services)

- C(P) - Chief Property Manager (Project)
- C(PM) - Chief Property Manager (Property Management)
- C(TS) - Chief Property Manager (Technical Services)
- CES - Chief Estate Surveyor
- PMSO - Principal Management Services Officer
- PVS - Principal Valuation Surveyor

Key Portfolios of the Existing Chief Engineer Posts in the Civil Engineering and Development Department (CEDD)

All the existing Chief Engineer posts in CEDD are fully engaged in their respective duties. It is operationally not possible for them to take up the additional tasks without adversely affecting the discharge of their current duties.

Civil Engineering Office

2. **Chief Engineer/Special Duties (Works)** is responsible for the overall administration, planning, design, construction and site supervision of the Anderson Road Development, decontamination works for the concerned site at Kennedy Town, and site formation and infrastructure works for public housing development projects at Pik Wan Road, Shek Pai Street, Hiu Ming Street, Yan Wing Street, Lin Cheung Road, Fung Tak Road, near Cheung Shan Estate and Tsing Yi Road West, etc. He/She is also responsible for the provision of technical support to the Steering Committee on Implementation of Hong Kong Disneyland and Ocean Park Redevelopment Committee on further expansion of the concerned theme parks; and coordination of maintenance issues in Penny's Bay Development Area.

3. **Chief Engineer/Port Works** is responsible for overall construction and site supervision of development of Tai Po Lung Mei Beach project and Lei Yue Mun waterfront enhancement project; implementation of near-shore reclamation at Lung Kwu Tan and re-planning of Tuen Mun West; planning for near-shore reclamations at Ma Liu Shui and the seafront of Sai Kung Sewage Treatment Works, reconstruction of Cheung Chau Ferry Pier; expansion of Aberdeen Typhoon Shelter and enhancement of landing facilities; implementation of enhancement measures under the coastal hazard study; formulation of shoreline management plan; carrying out technical studies for climate change relating to extreme sea level, enhancing resilience of critical infrastructure, etc.; enhancement and maintenance of public marine facilities including piers, ferry terminals, seawalls, breakwaters, typhoon shelters and fairways; application of Building Information Modelling in marine works asset management; implementation of smart pier initiatives and eco-shoreline project; and providing advisory services for marine works.

4. **Chief Engineer/Land Works** is responsible for the overall planning, design, construction and site supervision of the site formation and infrastructure works for public housing developments in Tuen Mun Area 54; the site formation for development of the columbarium and crematorium facilities in Sandy Ridge;

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site formation for development of columbarium in Siu Ho Wan and Yuen Long; road improvement works for development of columbarium in Wo Hop Shek; construction of a subway to support columbarium development in Shek Mun; the footbridge widening and bus layby extension in the vicinity of MTR Fanling Station; and the planning, design and construction of New Territories (NT) Greening Master Plans covering nine NT Districts and the Islands District. He/She is also responsible for overseeing the administration and management of CEDD Landscape Term Contract.

5. **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 Mainland authorities for the cross-boundary disposal of inert construction and demolition materials and dredged sediments. He/She is also responsible for the overall management of the Dredging Works at Kwai Tsing Container Basin and its Approaching Channel; issuance of Sand Removal Permits and related issues, and providing secretarial support to the Public Fill Committee and Marine Fill Committee.

6. **Chief Engineer/Housing Projects 2** is responsible for the overall administration, planning, design, construction and site supervision of the site formation and infrastructure works projects for the public housing development sites (including those at Tin Wah Road, Tin Tsz Road, Tan Kwan Tsuen, Wang Chau Phase 1, Long Bin Phase 1 and Phase 2 in Yuen Long, as well as San Hing Road, San Hing Road Extension, Hong Po Road, Hin Fat Lane, Hang Fu Street, Wu Shan Road, Tin Hau Road and Tuen Hing Road in Tuen Mun). He/She is also responsible for leading his/her team to consult District Councils, Rural Committees, and local organisations/committees so as to foster communication with stakeholders and ensure timely completion of the relevant site formation and infrastructure projects.

7. **Chief Engineer/Housing Projects 3** is responsible for the overall administration, planning, design, construction, and site supervision of the site formation and infrastructure works projects for the public housing development sites (including those at Pok Fu Lam South, Wang Chau Remaining Phases at Yuen Long, Kowloon East, Pak Tin Extension and Chak On Road South at Sham Shui Po, Choi Shun Street at Sheung Shui, Cheung Man Road at Chai Wan and Ching Hong Road North at Tsing Yi). He/She is also responsible for leading his/her team to consult District Councils, Rural Committees and local organisations/groups so as to foster communication with stakeholders and ensure timely completion of the relevant site formation and infrastructure works.

North Development Office

8. **Chief Engineer/North 3** is responsible for the overall administration, planning, design and construction supervision of works packages serving the First Phase of Kwu Tung North/Fanling North New Development Area (NDA), as well as the development projects in Tai Po District. He/She is also responsible for the works-related district administration matters of the Tai Po District.

East Development Office

9. **Chief Engineer/East 1** is responsible for the overall administration, planning, design, construction and site 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 and infrastructure works for TKO Stage 1 Landfill Site. He/She is also responsible for the works-related district administration matters of the Sai Kung District.

10. **Chief Engineer/East 2** is responsible for the overall administration, planning, design, construction and site supervision of works packages, with major focus on the development of the Anderson Road Quarry site, the development of TKO Area 137 and Sai Kung Town improvement works. He/She is also responsible for the works-related district administration matters of the Kwun Tong District.

11. **Chief Engineer/East 3** is responsible for the overall administration, design, construction and site supervision of works packages, with major focus on the design and construction of infrastructure for Kai Tak Development (KTD) at the former north apron area (near Choi Hung Estate) and the former south apron area including Trunk Road T2 and Cha Kwo Ling Tunnel. He/She is also responsible for the works-related district administration matters of the Wong Tai Sin District.

12. **Chief Engineer/East 5** is responsible for the overall administration, planning, design, construction and site supervision of works packages, with major focus on the overall planning and co-ordination of design matters in KTD, including resolving project interfacing issues, implementation of urban design requirements, heritage matters, and the design and construction of infrastructure works at the former runway, as well as providing technical support for the infrastructure works of the Energizing Kowloon East initiative.

South Development Office

13. **Chief Engineer/South 1** is responsible for the overall administration, planning, design, construction and site supervision of works packages in Kowloon, with major focus on the infrastructure and site formation projects for the public housing

/development

development sites (including those at ex-Cha Kwo Ling Kaolin Mine Site, three urban squatter areas namely Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Villages, and Wong Tai Sin Community Centre) , and three footbridges at Sham Mong Road. He/She is also responsible for the works-related district administration matters of the Sham Shui Po District.

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

15. **Chief Engineer/South 3** is responsible for the overall administration, planning, design, construction and site supervision of works packages on Hong Kong Island and Kowloon, with major focus on the proposed boardwalk underneath the Island Eastern Corridor, reassembly of Queen's Pier, the site formation at Ka Wai Man Road Phase 2, housing sites at Braemar Hill, Cheung Man Road, Chai Wan and Diamond Hill, incremental implementation of share-used cycle track at Central to Wan Chai waterfront, pedestrian linkage projects for Kwun Tong Town Centre redevelopment. He/She is also responsible for the works-related district administration matters of the Central and Western District and Eastern District.

16. **Chief Engineer/South 4** is responsible for the overall administration, planning, design, construction and site supervision of works packages on Hong Kong Island, with major focus on the projects of Central Reclamation phase 3, Wan Chai development phase II (WDII), construction of promenade near Wan Chai North ex-Public Cargo Working Area and water quality monitoring and assessment at Wai Chai Basin. He/She is also responsible for overseeing interfacing issues among the remaining works packages of WDII and the Shatin to Central Link, as well as the works-related district administration matters of the Wan Chai and Southern Districts.

West Development Office

17. **Chief Engineer/West 1** is responsible for the overall administration, planning, design and construction supervision of the site formation and infrastructure projects for Yuen Long South and Kam Tin South Developments. He/She is also responsible for the land use review study for Ngau Tam Mei and works-related district administration matters of the Yuen Long District (excluding the San Tin/Lok Ma Chau areas).

18. **Chief Engineer/West 2** is responsible for the overall administration, planning and supervision of the technical study for the potential sites for relocation of wholesale markets and for other industrial uses in North West Tsing Yi, the engineering feasibility study for developments in Tin Shui Wai Area 14 and the preliminary technical review on potential sites in Yuen Long Areas 13 and 14 for housing development as well as the overall administration, planning, design and construction supervision of the New Territories Cycle Track Network projects. He/She is also responsible for the works-related district administration matters of the Tsuen Wan and Kwai Tsing Districts.

19. **Chief Engineer/West 3** is responsible for the overall administration, planning, design and construction supervision of the site formation and infrastructure project for Package A Works of the Second Phase development for Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA, as well as the overall administration, planning and supervision of the feasibility studies for the environmentally-friendly transport services in HSK/HT NDA and adjacent areas, fostering a pedestrian and bicycle-friendly environment in HSK/HT NDA and Yuen Long South Development, the study for river revitalisation and flood attenuation facilities for HSK/HT NDA, the urban and green design studies for the future town centre, the district commercial node as well as the riverside promenade area along the revitalised Tin Shui Wai River Channel in HSK/HT NDA. He/She is also responsible for the works-related district administration matters of the Tuen Mun District.

20. **Chief Engineer/West 5** is responsible for the overall administration, planning, design and construction supervision of the infrastructure and associated works under the Lok Ma Chau Loop development project. He/She is also responsible for the works-related district administration matters of the San Tin/Lok Ma Chau areas.

Sustainable Lantau Office

21. **Chief Engineer/Lantau 1** is responsible for carrying out the design work as well as implementing the reclamation, site formation and infrastructure works at Tung Chung East of Tung Chung New Town Extension. He/She is also responsible for implementation of the infrastructure works for the Public Housing Development at Area 54 of Tung Chung.

22. **Chief Engineer/Lantau 2** is responsible for taking forward development projects and local improvement works in Lantau. He/She is also responsible for the site formation and infrastructure works in Tung Chung West of the Tung Chung New Town Extension project, the engineering study of Road P1 (Tai Ho – Sunny Bay Section), the planning and engineering study on the Sunny Bay Reclamation and the improvement works at Tai O and Ma Wan Chung.

23. **Chief Engineer/Lantau 3** is responsible for taking forward local improvement works, conservation and recreation initiatives in Lantau, and smart, green and resilient measures. These include the review of the traffic and transport infrastructure networks in Lantau and taking forward the follow-up actions, and the improvement works at Mui Wo. He/She is also responsible for the implementation of Lantau Trails and Recreation Plan, and the expansion and enhancement of the mountain bike trail networks in Lantau.

24. **Chief Engineer/Lantau 4** is responsible for supervising and managing the Studies related to the Artificial Islands in the Central Waters and formulation of an implementation strategy.

CEDD Headquarters

25. **Chief Engineer/Headquarters** is responsible for the overall administration and management of the Development Branch, comprising the Planning Unit and Town Planning Unit. He/She 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.

**Schedule of Responsibilities of
the Existing Chief Estate Surveyors (CES) Posts
in the Lands Department (LandsD)**

District Lands Officer (DLO) in Urban

There are 12 District Lands Offices in LandsD with four in urban area, namely DLO/Hong Kong East, DLO/Hong Kong West and South, DLO/Kowloon East and DLO/Kowloon West, each headed by a DLO pitched at CES rank. They are responsible for overseeing the processing of disposal of land (both temporary and permanent), applications for lease modification, land exchanges and other types of land transactions within their jurisdictions. They are required to monitor the processing of development submissions under lease and the compliance of development performance for issuance of Certificate of Compliance. Steering and monitoring the land control actions over government land and lease enforcement programme are also the main duties of each DLO. In addition to handling land management and administration matters which have occupied substantial portion of time, DLOs are also involved in handling enquiries, complaints and general administration matters of the office and attending meetings/conferences (Legislative Council, District Council and/or other organisations).

DLO in the New Territories

2. The New Territories are divided into eight districts, namely Tsuen Wan and Kwai Tsing, Shatin (ST), Tai Po, Sai Kung, Tuen Mun, Yuen Long (YL), North and Islands, each headed by one DLO at CES rank. Apart from the land administration and management duties which are similar to the duties discharged by the four DLOs in urban areas, the DLOs in the New Territories also approve small house applications, both new cases and rebuilding, in accordance with the small house policy; and supervise acquisition and clearance projects and authorise payment of statutory compensation and ex-gratia allowances.

Chief Estate Surveyor/Headquarters (CES/HQ)

3. CES/HQ heads the Headquarters Section and assists Assistant Director/Headquarters in supervising and monitoring the land administration and management work, including renewal of private recreational leases, disposal of petrol filling station leases, tendering of short term tenancies, handling private and

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subsidised housing land leases, co-ordinating the use of vacant school premises, co-ordinating and updating the lists of public facilities within private developments. CES/HQ is also responsible for providing input to new policy initiatives in relation to land disposal policies and procedures.

Chief Estate Surveyor/Urban Renewal (CES/UR)

4. CES/UR heads the Urban Renewal Section and is responsible for monitoring and overseeing resumption and clearance for redevelopment projects delivered by the Urban Renewal Authority in accordance with the Urban Renewal Authority Ordinance and Lands Resumption Ordinance, and the processing of subsequent land grants for the development. The officer is also responsible for approving the assessment and payment of statutory compensation and ex-gratia allowances, and overseeing the submissions to the Lands Tribunal for compensation assessments.

Chief Estate Surveyor/Railway Development (CES/RD)

5. CES/RD heads the Railway Development Section and is responsible for handling land acquisition and clearance, compensation claims, property development, land management associated with development of railway projects. CES/RD oversees the progress of compensation claims for completed and on-going railways projects, such as West Rail Spur Line, South Island Line (Extension), Kwun Tong Line Extension and ST to Central Link. In addition, CES/RD handles the grant of sites for property development and liaises with different stakeholders for the integration and interfacing of the rail and topside developments of the West Kowloon Terminus site of the Express Rail Link. CES/RD also monitors land acquisitions for new railway projects.

Chief Estate Surveyor/Estate Management (CES/EM)

6. CES/EM heads the Estate Management Section which consists of Property Management Unit, Government Rent and Premium Unit, Slope Systematic Identification of Maintenance Responsibility of Slopes in the Territory Team and Squatter Control Unit. CES/EM is responsible for overseeing and monitoring the performance of teams under his/her purview. The officer also reviews, recommends and formulates policy and guidelines on matters related to estate management, short term tenancy, government land allocation, and lease extension.

/Chief

Chief Estate Surveyor/Valuation (CES/Val)

7. CES/Val heads the Valuation Section, which formulates and reviews valuation practice and guidelines, and co-ordinates submissions to the Valuation Committee and Valuation Conference. CES/Val reviews valuation submissions prepared for land exchange, lease modifications and other land transactions. The officer also approves revenue estimates and premium assessment in respect of removal of restriction for re-sale of subsidised housing, such as Hong Kong Housing Society Sandwich Housing and cooperative building society units.

Chief Estate Surveyor/Acquisition (CES/Acq)

8. CES/Acq heads the Acquisition Section which monitors the programme of land acquisition and clearance for all projects in the territory, co-ordinates submissions to the Executive Council, funding application to the Legislative Council, as well as review and implementation of various compensation and rehousing policy including updating the rates of different ex-gratia allowances. The officer also supervises land acquisition and clearance of all public projects in the four urban DLOs and YL DLO, involving assessment and approval of payment of statutory and ex-gratia compensation, clearance and rehousing of the affected occupiers.

Chief Estate Surveyor/Development Control (CES/DC)

9. CES/DC heads the Development Control Section which is specialised in handling building plans and revitalisation of and lease enforcement at industrial buildings. CES/DC assists in policy formulation to align practice with other departments so as to streamline workflow on building plans approval in order to expedite land supply. The officer also undertakes land administrative work for processing applications under re-activated revitalisation measures for industrial buildings and monitors the progress on taking enforcement actions against non-conforming uses in industrial buildings.

Chief Estate Surveyor/Land Supply (CES/LS)

10. CES/LS heads the Land Supply Section which coordinates the Land Sale Programme territory wide and handles large scale lease modification cases, including the topside development at Siu Ho Wan Depot. Apart from providing advice on town planning matters, CES/LS would also need to be personally involved in resolving with various stakeholders complex land issues in those high profile complex land transaction cases.

**Major Duties of the Existing Chief Town Planner (CTP) Posts
in the Planning Department (PlanD)**

Board Division

The two existing CTPs/Town Planning Board (TPB) (i.e. CTP/TPB1 and CTP/TPB2) are fully engaged in co-ordinating and vetting submissions to the TPB, Planning Committees (PCs) and providing secretariat services to TPB/PCs. The two CTPs do not have spare capacity to take up the additional workload arising from the large number of judicial review (JR) cases, the related follow-up work and review of the Town Planning Ordinance (Cap. 131) (the Ordinance) and the procedures and practices of TPB. Each CTP is leading a professional team in the Board Division set up on a geographical basis and their main duties include –

- (a) preparing submissions to the Executive Council in relation to approval of draft plans and reference back of approved plans for amendment in accordance with the provisions of the Ordinance;
- (b) co-ordinating and vetting submissions to TPB/PCs and providing secretariat services to TPB/PCs including overseeing logistic arrangements; supervising the preparation of agenda and minutes, publication of statutory plans, release of information/decisions to the media/public; taking follow-up actions required by TPB/PCs; and monitoring the submission of new/amendment plans and representations/comments/further representations to TPB for consideration;
- (c) monitoring the operation of the statutory planning system to ensure consistency in practice and liaising with the Department of Justice on legal matters related to the operation of the system; and providing advice on statutory planning matters to the various District Planning Offices; and
- (d) overseeing the handling of town planning appeal cases.

Special Duties Division

2. The Special Duties Division tenders support to special planning tasks, urban design and landscape matters, and conducts work on enforcement and prosecution against unauthorised developments in the rural New Territories. We have critically examined the existing workload of the three CTPs in the division as outlined below and considered that they cannot be redeployed to take up the responsibilities of CTP/TPB3 –

- (a) **CTP/Urban Design and Landscape** is responsible for overseeing the urban design and landscape inputs on submissions under the Ordinance and Environmental Impact Assessment Ordinance (Cap. 499), other urban design, visual impact and landscape matters arising from planning and development proposals, studies, housing sites and amendments to statutory plans; and providing in-house support on air ventilation assessment matters. The officer also oversees topical urban design studies and the overall management of term consultancies on air ventilation assessment.
- (b) **CTP/Central Enforcement and Prosecution** is responsible for overseeing the investigation, enforcement and prosecution of unauthorised development cases under the Ordinance; formulating district enforcement strategies and guidelines; supervising the enforcement and reinstatement action against unauthorised developments and handling complaints and enquiries on enforcement matters.
- (c) **CTP/Housing and Office Land Supply** is responsible for overseeing the co-ordination of planning work related to housing, commercial and industrial land supply; formulating rezoning programme for new development sites; carrying out regular land use reviews to identify suitable sites for development purpose; reservation/de-reservation of Government, Institution or Community sites to ensure their optimal use; and undertaking relevant planning studies and assessments if required.

District Planning Officers (DPOs) in the Metro District Planning Division and New Territories District Planning Division

3. The **seven DPOs** (pitched at CTP rank) under the two divisions oversee matters concerning forward planning, design and layouts, development control, land use reviews, planning studies and implementation of developments in their respective districts; the preparation and processing for approval of departmental plans and Planning Briefs for public housing and private sector comprehensive development/redevelopment projects; the preparation, updating and amendment of statutory plans; the reviews of statutory plans to incorporate development restrictions or other requirements; the provision of planning inputs and advice in respect of urban renewal projects and other developments as well as planning appeals and JRs; the management of district planning consultancy studies; and the preparation of papers and reports on representations/comments/further representations to statutory plans, planning applications, etc. In discharging these duties, DPOs perform a pivotal role to ensure quality and efficiency, and take an active part in the meetings of the TPB, District Councils and other ad hoc meetings. They are already fully occupied with a wide spectrum of work which is subject to statutory time limits.

/Territorial

Territorial Planning Division

4. The Territorial Planning Division undertakes territorial and strategic planning including conducting thematic planning studies of territorial and cross-boundary significance. Moreover, a lot of manpower resources have been devoted to tasks relating to undertaking and managing studies for new development nodes in the New Territories, the sustainable development of Lantau and the ongoing review of the territorial development strategy, viz. Hong Kong 2030+. Hence, the three existing CTPs cannot be redeployed to take up the duties of CTP/TPB3. The major areas of responsibilities of the three officers are set out below –

- (a) **CTP/Studies and Research 1** is responsible for overseeing the undertaking of a number of in-house and consultancy topical/thematic studies. These include the studies on the San Tin/Lok Ma Chau Development Node and the Planning and Engineering (P&E) Study on the Remaining Phase of New Territories North, the follow-up work relating to review of brownfield sites outside New Development Areas and known individual development projects with relatively high potential for housing development, and the pilot study on underground space development in selected strategic urban areas. The officer will also be in charge of managing the proposed P&E Study on Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area. Besides, the officer provides support to the work of the Harbourfront Commission; science park/industrial estate development near Liantang/Heung Yuen Wai Boundary Control Point; as well as providing planning advice on various studies and reviews conducted by other departments.
- (b) **CTP/Studies and Research 2** is responsible for overseeing various strategic planning tasks arising from the sustainable development of Lantau and dovetailing the territorial development strategy and various long-term strategic initiatives/targets of the Government which are related to land development. The officer will be in charge of managing the studies related to the artificial islands in the Central Waters and the studies on its supporting infrastructure. The specific tasks include managing the overall planning and design of the artificial islands, the planning and development of the third Core Business District, planning and operation of smart, green and resilient development and carbon neutral development, and providing high-level steer on the design competition and public engagement. Besides, the officer is also responsible for managing other planning tasks related to Lantau including the Sunny Bay Reclamation Study, economic development of Lantau, transport planning matters and environmental and conservation matters (such as Hong Kong's Climate Action Plan 2030+ and Biodiversity Strategy and Action Plan).

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- (c) **CTP/Strategic Planning** is responsible for overseeing the study of Hong Kong 2030+ and the related consultancy services including the Strategic Environmental Assessment and the Sustainability Assessment. Hong Kong 2030+ is envisaged to complete in 2021, and will be followed by a series of actions to take forward the individual proposals. Follow-up actions on some proposals have already commenced, including two consultancies on active design for healthier lifestyle and reimagining public space in Hong Kong. Besides, as part of the Government's responses to the Report of the Task Force on Land Supply, the officer is tasked to co-ordinate the assessment of land demand and supply for housing, economic uses, community and recreational facilities on a regular basis. As such, another consultancy study for updating the land requirement for market-driven economic uses has also commenced in early January 2021. Moreover, the officer is also responsible for keeping in view the regional planning for the Guangdong-Hong Kong-Macao Greater Bay Area, and taking charge of the preparation of the territorial population and employment data.

Technical Services Division

5. The Technical Services Division is responsible for providing professional/technical administration services; dissemination of planning information; co-ordination of grade management; overseeing training and development programme; promotion of community relations; formulation and revision of planning standards and guidelines; formulation of departmental information technology (IT) strategy; and assessment and forecast of territorial land supply. As the two CTPs are fully engaged in the following tasks, they have no spare capacity to take up additional responsibilities –

- (a) **CTP/Technical Services** is responsible for overseeing the preparation and updating of the planning manual, practice notes, technical circulars and technical matters relating to consultancies; formulation and implementation of training and development programme; co-ordination of grade management issues; release of planning information; managing the Planning Enquiry Counters and the Mobile Exhibition Centre; handling of public enquiries, complaints and referral cases of the Ombudsman and the Privacy Commissioner for Personal Data, etc.; implementation of outreach programme and publicity activities; formulation of departmental community relations programmes; and management of the City Gallery. The officer undertakes the formulation and revision of the relevant Hong Kong Planning Standards and Guidelines (HKPSGs) under the PlanD's purview and assist relevant bureaux/departments

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in incorporating new or updated standards and guidelines into HKPSG. The officer also provides planning inputs to studies on cavern development and underground space development in the urban areas of Hong Kong.

- (b) **CTP/Information Systems and Land Supply** is responsible for preparation of the Departmental IT Plan; implementation of IT projects; preparation of funding bids and tender documents for IT projects; maintenance and enhancement of the existing Computer-Aided-Design, remote sensing, digital photogrammetry, satellite positioning, Geographical Information Systems (GIS), and office automation systems; conducting research on customising remote sensing, GIS, multimedia and three-dimensional (3D) simulation technologies to assist in the carrying out of land-use planning tasks; and carrying out the annual exercise to update the broad land use data and map on Land Utilisation in Hong Kong. Major IT projects managed and maintained by the officer include the 3D Planning and Design System (3DPDS), the Electronic Planning Application Submission System (EPASS), the Core Planning Data Hub, the Geoinfo OneStop 2 (GOS2), the Statutory Planning Portal 2, Public Participation GIS for e-Engagement, the Planning Submissions Workflow and Monitoring System, Unmanned Aerial Systems, the Mobile Computing and Site Information System (MOCSIS) and the Aerial Photograph Information System. Major IT projects currently being undertaken by the officer include the development of the Integrated Site Survey Information System (revamp of MOCSIS), the Enhancement of the EPASS for Adoption of “iAM Smart”, the Planning Enforcement and Prosecution System, the Government, Institution and Community Sites Database (GIS-embedded), the Planning and Development Related Information Portal (integration of the GOS2 with the 3DPDS), Revamp of the PlanD Website, and the Government, Institution and Community Facilities and Open Space Analysis Tool. The CTP is heavily involved in supervising multi-disciplinary IT experts and planning professionals in these IT projects to ensure that the planning objectives could be met in an integrated manner.
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Major Duties of Existing Operation Divisions in the Government Property Agency (GPA)

Acquisition, Allocation and Disposal Division (ADD)

ADD coordinates Government's accommodation needs and allocates office of joint-user general office buildings (JUBs) to bureaux/departments (B/Ds). It leases, purchases or makes a case for construction of office accommodation, oversees tenancy management and advises on acquisition of government accommodation outside Hong Kong. ADD is also responsible for monitoring the utilisation of government quarters and the disposal of surplus ones by sale or letting. Currently, the Division is engaged in the reprovisioning of Wan Chai Government Offices Compound and the affected accommodation at owned and leased premises. The reprovisioning exercise involves nine replacement building projects.

Management Services Division

2. The Management Services Division is responsible for establishing and reviewing space standards to meet changing needs of B/Ds; assessing and advising on accommodation needs and furniture and equipment requirements of B/Ds based on the prevailing government regulations. Apart from coordinating and vetting Schedule of Accommodation proposals generated from new building projects to ensure that space and other requirements are reasonable and in line with the prevailing standards, it also develops, implements, maintains and enhances information technology services for the GPA.

Property Management Division (PMD)

3. PMD is mainly responsible for managing JUBs, government quarters and other accommodation under GPA's purview through property management agents by means of outcome-based contracts. PMD represents Financial Secretary Incorporated (FSI) in discharging owner's responsibilities in respect of FSI-owned properties in private developments, e.g. scrutinising relevant government lease conditions, commenting on Deed of Mutual Covenants and Assignments in respect of Government accommodation therein, vetting management budgets and renovation proposals, handling claims and complaints, attending management meetings of Owners' Committees and Owners' Corporation, etc. PMD also processes applications for installation of mobile radio base stations and location filming at Government properties and provides domestic appliances to eligible staff.

Site Utilisation Division (SUD)

4. SUD is mainly responsible for identifying commercial opportunities in government properties, arranging let out and carrying out daily tenancy management. It also lets out government accommodation to non-governmental organisations with policy support from relevant B/Ds. It undertakes an annual review exercise on the utilisation of Government sites to release under-utilised sites (if any) for redevelopment or disposal. Following the creation of the proposed supernumerary CES/PVS post to lead the new Project Division, SUD will be renamed as Leasing and Commercialisation Division.

Technical Services Division (TSD)

5. TSD is mainly responsible for providing technical advice and assistance in the implementation of new JUBs, redevelopment/major fitting-out projects for the properties under the portfolio of GPA. It advises on GPA's new initiatives on building related matters such as new government environmental initiatives on building-related aspects. Currently, it acts as GPA's project manager in handling two JUB projects at the construction stage, i.e. Treasury Building and Tseung Kwan O JUB. TSD is also responsible for vetting and making recommendations on funding applications for minor building projects submitted by project proponents to the Minor Building Works Committee/Accommodation Strategy Group.
