

立法會
Legislative Council

LC Paper No. CB(1)91/08-09
(These minutes have been
cleared with the Chairman)

Ref : CB1/PL/DEV/1

Panel on Development

Minutes of meeting
held on Tuesday, 14 October 2008, at 3:40 pm
in the Chamber of the Legislative Council Building

Members present : Hon LAU Wong-fat, GBM, GBS, JP (Chairman)
Prof Hon Patrick LAU Sau-shing, SBS, JP (Deputy Chairman)
Hon Albert HO Chun-yan
Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon Mrs Sophie LEUNG LAU Yau-fun, GBS, JP
Hon WONG Yung-kan, SBS, JP
Hon Emily LAU Wai-hing, JP
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Abraham SHEK Lai-him, SBS, JP
Hon Albert CHAN Wai-yip
Hon LEE Wing-tat
Hon Alan LEONG Kah-kit, SC
Hon CHEUNG Hok-ming, SBS, JP
Hon KAM Nai-wai, MH
Hon Cyd HO Sau-lan
Hon Starry LEE Wai-king
Hon CHAN Tanya
Dr Hon Priscilla LEUNG Mei-fun
Hon IP Kwok-him, GBS, JP
Dr Hon Samson TAM Wai-ho, JP

Members attending : Hon CHEUNG Man-kwong
Hon WONG Yuk-man

Member absent : Dr Hon Philip WONG Yu-hong, GBS

Clerk in attendance : Ms Anita SIT
Chief Council Secretary (1)4

Staff in attendance : Mrs Constance LI
Assistant Secretary General 1

Ms Guy YIP
Senior Council Secretary (1)5

Mr WONG Siu-yee
Senior Council Secretary (1)7

Miss Queenie LAM
Senior Legislative Assistant (1)2

Ms Christina SHIU
Legislative Assistant (1)7

Action

I. Election of Chairman and Deputy Chairman

Election of Chairman

Mr Albert HO, the member who had the highest precedence in the Council among those who had joined the Panel, presided at the election of Chairman of the Panel. Mr HO invited nominations for the chairmanship.

2. Mrs Sophie LEUNG nominated Mr LAU Wong-fat and the nomination was seconded by Mr IP Kwok-him. Mr LAU Wong-fat accepted the nomination. There being no other nomination, Mr LAU Wong-fat was declared Chairman of the Panel for the 2008-2009 legislative session. Mr LAU Wong-fat then took over the chair.

Election of Deputy Chairman

3. Mr LAU Wong-fat invited nominations for the deputy chairmanship.
4. Ir Dr Raymond HO nominated Prof Patrick LAU and the nomination was seconded by Mr IP Kwok-him. Prof Patrick LAU accepted the nomination. There being no other nomination, Prof Patrick LAU was declared Deputy Chairman of the Panel for the 2008-2009 legislative session.

II. Schedule of meetings for the 2008-2009 session

5. Members noted a proposed schedule of regular meetings prepared by the Clerk tabled at the meeting. Members agreed that the monthly regular meetings of the Panel would be held on the fourth Tuesday of each month at 2:30 pm, except for December 2008, January 2009 and March 2009.

(Post-meeting note: The confirmed meeting schedule was circulated to members vide LC Paper No. CB(1)38/08-09 on 15 October 2008.)

III. Items for discussion at next meeting

Regular meeting on 28 October 2008

6. Members noted the "List of issues suggested to be considered" and the "List of follow-up actions" prepared by the Clerk tabled at the meeting. Members agreed to discuss the following items proposed by the Administration at the regular meeting scheduled for Tuesday, 28 October 2008, at 2:30 pm --

- (a) New agreement for supply of Dongjiang water; and
- (b) 013GB -- Liantang/Heung Yuen Wai Boundary Control Point and associated works.

7. In relation to item (b), Ms Emily LAU suggested that a site visit should be arranged to the respective sites of the proposed Liantang/Heung Yuen Wai Boundary Control Point on the Hong Kong side and Shenzhen side if possible. Mr CHEUNG Hok-ming said that the visit should also cover sites in relation to the proposed connecting road on the Hong Kong side, and members of the Panel on Transport could be invited to join the visit. Mr Albert CHAN and Mrs Sophie LEUNG further suggested that the visit should include the Lok Ma Chau Loop as well.

Items for future meetings

8. Mr KAM Nai-wai suggested that the Panel should discuss the land exchange policy, using the Mega Tower Hotel project (currently renamed as "Hopewell Centre II" by the developer concerned) as an example. This item and the item on "Initiatives on heritage conservation" should be discussed as soon as practicable. An item on reducing development intensity in developed areas at the policy level should also be added to the list of discussion items.

9. Mr LEE Wing-tat suggested that consideration should be given to forming a subcommittee to follow up issues on land use planning for the new Central harbourfront, and waterfront connectivity and pedestrian access to the new harbourfront.

10. Miss CHAN Tanya suggested that issues related to the review of the Town Planning Board and the West Kowloon Cultural District should be discussed.

11. Mr Albert CHAN suggested that measures to prevent new developments from creating a wall effect should be discussed. He was particularly concerned about planned and other future developments above Mass Transit Railway stations. In order to regulate planning in rural areas, he suggested that issues related to formulating Outline Zoning Plans for rural areas should be discussed.

12. Dr Priscilla LEUNG suggested that an item on the construction of a continuous waterfront promenade spanning from West Kowloon to other districts on the Kowloon peninsula should be added.

13. Mrs Sophie LEUNG suggested that the town planning framework for the whole of Hong Kong at the macroscopic level should be discussed. As regards the Mega Tower Hotel project, she considered that while the Panel could discuss the relevant policy issues, it was not the usual practice of the Panel to focus its discussions on specific projects.

14. Ms Cyd HO shared the view that discussions at the Panel should not focus on specific projects. She however said that for the Mega Tower Hotel project, issues such as the land exchange policy and Traffic Impact Assessment were involved. As regards town planning, she suggested that issues related to the review of the functions of the Town Planning Board and town planning procedures should be discussed, and consideration should be given to forming a subcommittee for this purpose.

15. Mr Abraham SHEK suggested that a subcommittee should be formed to monitor the West Kowloon Cultural District project. He also supported the

suggestion of forming a subcommittee to study the land use planning for the new Central harbourfront. As regards town planning, he proposed that issues related to the review of the Town Planning Ordinance and secretariat support for the Town Planning Board should be discussed.

16. Mr CHAN Kam-lam suggested that the item on "Transformation of industrial buildings" should be discussed as soon as practicable. He urged the Administration to expedite the transformation process because it could boost the economy. He further suggested that an item on Kai Tak Development should be added and discussed at an appropriate time.

17. For the Kai Tak Development, Ir Dr Raymond HO and Prof Patrick LAU urged the Administration to brief the Panel on the progress of the relevant planning and works as soon as practicable.

18. Mr Alan LEONG suggested that an item on review of the Urban Renewal Strategy should be added.

19. Prof Patrick LAU suggested that relevant parties should be invited when the item on review of the Urban Renewal Strategy was discussed and consideration should be given to forming a subcommittee to study the issue if necessary. He further suggested that an item on measures to expedite the vetting of planning applications and building submissions should be added. As regards the Mega Tower Hotel project, he asked whether the Complaints Division of the Secretariat was following up the subject matter.

20. The Clerk said that while the Complaints Division was following up the subject matter, the Panel had discussed the relevant policy issues at its special meeting on 18 July 2008.

21. Mr LEE Wing-tat said that it would be for the Complaints Division to handle the relevant cases and the Panel to discuss the policy issues.

22. On the item "Rural development Strategy", Mr CHEUNG Hok-ming said that Heung Yee Kuk's concern was about implementation of rural works projects requiring an approving authority beyond the District Council level. Heung Yee Kuk also considered that obsolete land use zonings in rural areas should be reviewed. These issues had been raised but remained to be discussed.

23. Ms Emily LAU relayed the view of Mr Albert CHAN, who had left the meeting, that he supported forming a subcommittee to study the review of the Urban Renewal Strategy. As regards the West Kowloon Cultural District project, she said that the Panel on Home Affairs would also follow up the subject matter. She considered it more desirable to have a single subcommittee to facilitate discussion in a comprehensive and concerted manner.

24. Mr Abraham SHEK expressed support for forming a subcommittee to study the review of the Urban Renewal Strategy. He was also concerned about the progress of existing projects. Even if a subcommittee was not formed, the Administration should brief the Panel on a regular basis, say every four months. As regards the West Kowloon Cultural District project, he suggested that a subcommittee should be formed under the House Committee.

25. Mr LEE Wing-tat shared Mr Abraham SHEK's view of forming a subcommittee under the House Committee because that could avoid duplication of efforts.

Way forward

26. Ms Emily LAU suggested that at the regular meeting scheduled for 28 October 2008, the Panel should further discuss how it would follow up the various matters raised. At the request of Ms LAU, the Chairman requested the Clerk to prepare a paper to facilitate the discussion.

Policy briefing

27. The Chairman reminded members that the policy briefing meeting on the relevant policy initiatives in the Chief Executive's Policy Address 2008-2009 had been scheduled for Wednesday, 22 October 2008 at 9:30 am.

28. There being no other business, the meeting ended at 4:15 pm.