

**立法會**  
**Legislative Council**

LC Paper No. CB(1)66/13-14  
(These minutes have been  
cleared with the Chairman)

Ref : CB1/PL/DEV/1

**Panel on Development**

**Minutes of meeting**  
**held on Thursday, 10 October 2013, at 11:00 am**  
**in Conference Room 1 of the Legislative Council Complex**

**Members present** : Dr Hon LAU Wong-fat, GBM, GBS, JP (Chairman)  
Hon Tony TSE Wai-chuen (Deputy Chairman)  
Hon James TO Kun-sun  
Hon CHAN Kam-lam, SBS, JP  
Hon Emily LAU Wai-hing, JP  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Frederick FUNG Kin-kee, SBS, JP  
Hon Cyd HO Sau-lan  
Dr Hon LAM Tai-fai, SBS, JP  
Hon CHAN Hak-kan, JP  
Hon CHAN Kin-por, BBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP  
Hon IP Kwok-him, GBS, JP  
Hon Mrs Regina IP LAU Suk-ye, GBS, JP  
Hon Alan LEONG Kah-kit, SC  
Hon LEUNG Kwok-hung  
Hon Albert CHAN Wai-yip  
Hon Claudia MO  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon James TIEN Pei-chun, GBS, JP  
Hon WU Chi-wai, MH  
Hon YIU Si-wing  
Hon Gary FAN Kwok-wai  
Hon CHAN Chi-chuen  
Dr Hon Kenneth CHAN Ka-lok

Hon CHAN Yuen-han, SBS, JP  
Hon LEUNG Che-cheung, BBS, MH, JP  
Hon Alice MAK Mei-kuen, JP  
Dr Hon KWOK Ka-ki  
Dr Hon Fernando CHEUNG Chiu-hung  
Dr Hon CHIANG Lai-wan, JP  
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

**Member absent** : Hon CHAN Han-pan

**Clerk in attendance** : Ms Sharon CHUNG  
Chief Council Secretary (1)6

**Staff in attendance** : Mr Andy LAU  
Assistant Secretary General 1

Mr Anthony CHU  
Senior Council Secretary (1)6

Mr Fred PANG  
Council Secretary (1)6

Ms Alice CHEUNG  
Senior Legislative Assistant (1)1

Miss Queenie LAM  
Senior Legislative Assistant (1)2

Ms Christina SHIU  
Legislative Assistant (1)6

Ms Haley CHEUNG  
Clerical Assistant (1)6

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## **I. Election of Chairman and Deputy Chairman**

### Election of Chairman

Dr LAU Wong-fat, Chairman of the Panel in office, invited nominations for the chairmanship.

2. Dr LAM Tai-fai nominated Dr LAU Wong-fat and the nomination was seconded by Mr IP Kwok-him. Dr LAU Wong-fat accepted the nomination. Mr Tony TSE, Deputy Chairman of the Panel in office, took over the chair and invited further nominations for the chairmanship of the Panel. There being no other nomination, Dr LAU Wong-fat was declared Chairman of the Panel for the 2013-2014 legislative session.

### Election of Deputy Chairman

3. Dr LAU Wong-fat took over the chair and invited nominations for the deputy chairmanship.

4. Dr LAM Tai-fai nominated Mr Tony TSE and the nomination was seconded by Ir Dr LO Wai-kwok. Mr Tony TSE accepted the nomination. There being no other nomination, Mr Tony TSE was declared Deputy Chairman of the Panel for the 2013-2014 legislative session.

## **II. Schedule of meetings for the 2013-2014 session**

5. The Chairman referred members to the 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 2013 and July 2014. The meeting for December 2013 would be held on 20 December at 9:00 am, while the meeting for July 2014 would be held on 16 July at 9:00 am.

*(Post-meeting note: The schedule of regular meetings of the Panel for the 2013-2014 session was circulated to members vide LC Paper No. CB(1)43/13-14 on 11 October 2013.)*

### **III. Items for discussion at next meeting**

- |                           |                                  |
|---------------------------|----------------------------------|
| (Appendix V to            | -- List of outstanding items for |
| LC Paper No. CB(1)6/13-14 | discussion                       |
| Appendix VI to            | -- List of follow-up actions)    |
| LC Paper No. CB(1)6/13-14 |                                  |

#### Regular meeting on 22 October 2013

6. Pointing out that there was strong public reaction against a recent article by the Secretary for Development published in his blog in which he relayed someone's views that the development of country park land could be discussed and explored, Dr KWOK Ka-ki held the view that the Panel should discuss the issues related to development of country park land with the Administration.

7. Sharing Dr KWOK's concerns, Dr Kenneth CHAN said he was worried about the proposals, being considered by the Town Planning Board, of zoning part of two country park enclaves in Hoi Ha and Pak Lap of Sai Kung East Country Park as "Village Type Development". He suggested that the Panel should discuss the policy and issues related to land development in country park enclaves as soon as possible.

8. Mr CHAN Hak-kan advised that the Panel on Environmental Affairs ("EA Panel") would also discuss issues related to the conservation of country parks and suggested that the Panel on Development and the EA Panel should hold a joint meeting on the subject.

9. The Chairman suggested and members agreed that policy and issues related to the conservation and development of country park land and country park enclaves could be discussed at the next meeting.

10. Members further agreed that the next meeting scheduled for Tuesday, 22 October 2013 at 2:30 pm be extended to end at 5:30 pm and the following items, two of which had been proposed by the Administration, would be discussed --

- (a) Hung Shui Kiu New Development Area Planning and Engineering Study -- Preliminary Outline Development Plan and Stage 2 community engagement;

- (b) Policy and issues related to the conservation and development of country park land and country park enclaves; and
- (c) Proposed establishment of a harbourfront authority -- Phase 1 Public Engagement Exercise.

*(Post-meeting note: At the request of the Administration and with the concurrence of the Chairman, "Retention of the three supernumerary posts of one Government Engineer/ Government Architect and two Chief Engineers in the Civil Engineering and Development Department" would be discussed at the meeting on 22 October 2013. Discussion on "policy and issues related to the conservation and development of country park land and country park enclaves" is being arranged with the Administration. As agreed by the Chairman, members of the EA Panel would be invited to the discussion. Members were informed of the above arrangements vide LC Paper No. CB(1)65/13-14 on 15 October 2013.)*

11. Dr Priscilla LEUNG welcomed the Administration's suggestion of discussing the proposed establishment of a harbourfront authority with the Panel. She said that the Subcommittee on Harbourfront Planning under the Panel in the Fourth Legislative Council had recommended that the Administration should explore the feasibility of establishing a statutory body to undertake harbourfront planning and development work. On harbourfront planning, she pointed out that some of the Administration's enhanced measures to increase land supply, such as increasing the development intensity in certain areas, might have an impact on the planning of some harbourfront sites. She also expressed concern about the progress of improvement to the water quality of Victoria Harbour.

12. Dr Fernando CHEUNG suggested that special meetings should be held to receive views from the public on the Hung Shui Kiu New Development Area Planning and Engineering Study as well as policy and issues related to the conservation and development of country park land and country park enclaves, both being contentious subjects. The Chairman said he had no objection to Dr CHEUNG's suggestion and asked the Clerk to make the necessary arrangements.

Items for future meetings

13. Dr CHIANG Lai-wan said that the Panel should discuss with the Administration the formulation of a masterplan to develop Kowloon West, in the light of the inadequate provision of ancillary facilities in the old areas in the district, where many new "toothpick" buildings had been erected. Moreover, she opined that the Administration should prepare enhancement and beautification plans for the streets in Kowloon West with special features, such as Temple Street, to improve the environment and attract tourists.

14. Dr Priscilla LEUNG said that the Panel should follow up with the Administration on the redevelopment of old areas in the light of a recent closure order in respect of a building at Kai Ming Street, To Kwa Wan. With the commissioning of the first berth of Kai Tai Cruise Terminal, she proposed that the Administration should update the Panel on the progress of the planning and implementation of the Kai Tak Development project.

15. Mr Michael TIEN suggested that the Panel should discuss the development of an integrated complex with hotels and retail space in Northwest New Territories, which would address the mismatch between the increase in retail volume and lack of retail space in Hong Kong.

16. Given that a number of studies on increasing housing land supply in Yuen Long were in the pipeline, Mr LEUNG Che-cheung proposed that the Panel should discuss with the Administration its plans for timely provision of adequate infrastructure and community facilities in the concerned areas to dovetail with the development timeframes.

**IV. Any other business**

Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project

17. The Chairman consulted members' views on re-opening the membership of the Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project, which had been set up under the Panel on Development and the Panel on Home Affairs in the previous legislative session. Members agreed to the proposal. The Chairman asked the Clerk to take follow-up action.

Clerk

18. There being no other business, the meeting ended at 11:27 am.

Council Business Division 1  
Legislative Council Secretariat  
17 October 2013