

立法會
Legislative Council

LC Paper No. CB(1)73/17-18
(These minutes have been
cleared with the Chairman)

Ref : CB1/PL/DEV

Panel on Development

Minutes of meeting
held on Thursday, 12 October 2017, at 9:00 am
in Conference Room 3 of the Legislative Council Complex

Members present : Hon Tommy CHEUNG Yu-yan, GBS, JP (Chairman)
Hon Kenneth LAU Ip-keung, BBS, MH, JP (Deputy
Chairman)
Hon Jeffrey LAM Kin-fung, GBS, JP
Hon WONG Ting-kwong, GBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon CHAN Kin-por, GBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon WONG Kwok-kin, SBS, JP
Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon Frankie YICK Chi-ming, SBS, JP
Hon WU Chi-wai, MH
Hon YIU Si-wing, BBS
Hon MA Fung-kwok, SBS, JP
Hon CHAN Chi-chuen
Hon CHAN Han-pan, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung, JP
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Helena WONG Pik-wan
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon Alvin YEUNG

Hon Andrew WAN Siu-kin
Hon HO Kai-ming
Hon LAM Cheuk-ting
Hon Holden CHOW Ho-ding
Hon Wilson OR Chong-shing, MH
Hon YUNG Hoi-yan
Hon CHAN Chun-ying
Hon Tanya CHAN
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LUK Chung-hung
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon KWONG Chun-yu
Hon Jeremy TAM Man-ho

Members attending : Hon MOK Charles Peter, JP
Hon Martin LIAO Cheung-kong, SBS, JP

Members absent : Hon Abraham SHEK Lai-him, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon CHU Hoi-dick
Dr Hon Junius HO Kwan-yiu, JP

Clerk in attendance : Ms Doris LO
Chief Council Secretary (1)2

Staff in attendance : Ms Anita SIT
Assistant Secretary General 1

Miss Rita YUNG
Senior Council Secretary (1)2

Mr Raymond CHOW
Senior Council Secretary (1)6

Ms Mandy LI
Council Secretary (1)2

Ms Alice CHEUNG
Senior Legislative Assistant (1)1

Miss Queenie LAM
Senior Legislative Assistant (1)2

Ms Christina SHIU
Legislative Assistant (1)2

Ms Christy YAU
Legislative Assistant (1)7

Ms Haley CHEUNG
Legislative Assistant (1)9

Ms PANG Yin-shan
Clerical Assistant (1)1

Miss Joey LAW
Clerical Assistant (1)2

Action

I Election of Chairman and Deputy Chairman

Election of Chairman

Mr Tommy CHEUNG, Chairman of the Panel on Development ("the Panel") in office, called for nominations for the chairmanship of the Panel for the 2017-2018 legislative session.

2. Mr WONG Ting-kwong nominated Mr Tommy CHEUNG and the nomination was seconded by Mr Jeffrey LAM. Mr Tommy CHEUNG accepted the nomination.

3. As Mr Tommy CHEUNG was nominated for the chairmanship, Mr Kenneth LAU, Deputy Chairman in office, presided at the election and called for other nominations.

4. There being no other nominations, Mr Tommy CHEUNG was declared Chairman of the Panel for the 2017-2018 legislative session. Mr Tommy CHEUNG then took over the chair.

Election of Deputy Chairman

5. The Chairman called for nominations for the deputy chairmanship for the 2017-2018 legislative session. Miss YUNG Hoi-yan nominated Mr Kenneth LAU and the nomination was seconded by Ir Dr LO Wai-kwok. Mr Kenneth LAU accepted the nomination.

6. There being no other nominations, Mr Kenneth LAU was declared Deputy Chairman of the Panel for the 2017-2018 legislative session.

II Schedule of meetings for the 2017-2018 legislative session

7. The Chairman referred members to the proposed schedule of regular meetings 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 the followings:

- (a) the meeting in December 2017 would be held on Wednesday, 20 December 2017, at 2:30 pm;
- (b) the meeting in May 2018 would be held on Tuesday, 29 May 2018, at 2:30 pm; and
- (c) the meeting in July 2018 would be held on Wednesday, 18 July 2018, at 2:30 pm.

(Post-meeting note: The schedule of regular meetings of the Panel for the 2017-2018 session was circulated to members vide LC Paper No. CB(1)29/17-18 on 12 October 2017.)

8. The Chairman advised that due to the heavy agenda of the Panel, a number of regular meetings were extended beyond the scheduled meeting time of two hours in the past. The Chairman proposed and members raised no objection that the regular meetings of the Panel be scheduled for normally three hours, and be extended where necessary depending on the number of items to be discussed at each meeting.

III Items for discussion at the next meeting

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| (Appendix V to LC Paper No.
CB(1)3/17-18 | — List of outstanding
items for discussion |
| Appendix VI to LC Paper No.
CB(1)3/17-18 | — List of follow-up
actions) |

Items for discussion at the next regular meeting

9. The Chairman said that the next regular meeting of the Panel would be held on Tuesday, 24 October 2017, from 2:30 pm to 4:30 pm. The Panel would receive a briefing by the Secretary for Development ("SDEV") on the Chief Executive's 2017 Policy Address in respect of the policy initiatives of the Development Bureau.

10. Members noted that due to the limited meeting time on 24 October 2017, an additional meeting was tentatively scheduled for Tuesday, 31 October 2017, from 4:45 pm to 6:45 pm to discuss the following items proposed by the Administration:

- (a) Work of the Urban Renewal Authority ("URA") and progress of implementation of the Urban Renewal Strategy; and
- (b) Progress report on heritage conservation initiatives.

11. The Chairman indicated that in line with past practice, he and the Deputy Chairman would meet with SDEV to discuss the work plan of the Panel for the 2017-2018 session. Members' suggestions on items to be discussed at future meetings would be considered when drawing up the work plan. As for the above additional meeting, the Chairman said that he would request the Administration to consider including discussion items suggested by members as appropriate. He would inform members on the finalized meeting arrangements and items to be discussed at that meeting in due course.

Suggestions on discussion items for future meetings

12. Members requested an early discussion of the following items on the "List of outstanding items for discussion" (Appendix V to LC Paper No. CB(1)3/17-18):

- (a) *Work of URA and progress of implementation of the Urban Renewal Strategy* – Dr Helena WONG hoped that the Panel

would be briefed on the progress of the redevelopment work undertaken by URA, if the additional meeting would be held in October 2017. She expressed particular concern over the suspension of the Demand-Led Redevelopment Project (Pilot Scheme), and said that Members belonging to the Democratic Party objected to the suspension;

- (b) *Safety of drinking water* – Dr Helena WONG considered that the Administration should brief the Panel on the details of the newly launched Action Plan for Enhancing Drinking Water Safety in Hong Kong as soon as possible;
- (c) *Quality of Dongjiang water* – Dr Helena WONG requested an early discussion on the new Dongjiang water supply agreement and the price negotiation/adjustment mechanism, given that the current agreement would soon expire in end 2017;
- (d) *Fresh water supply in remote villages* – Ms Alice MAK reiterated her request that the Administration should discuss the item with the Panel as soon as possible;
- (e) *Review of the Hong Kong Planning Standards and Guidelines* – Mr CHAN Han-pan mentioned that his motion on "Updating the Hong Kong Planning Standards and Guidelines and increasing community facilities to enhance living environment" was passed at the Council meeting of 7 December 2016. He considered that the Administration should pay heed to members' concerns and take forward the review. Dr Helena WONG was disappointed that the item was raised in 2015 but had not yet been discussed. She and Mr CHAN both considered that the Administration should accord priority to reviewing the planning standards with a view to addressing the serious shortage of carpark spaces; and
- (f) *Unauthorized building works in New Territories Exempted Houses* – Dr KWOK Ka-ki was disappointed that the problem had existed for a long time but still remained unresolved. He urged the Administration to provide a concrete timetable for discussion with the Panel within the current session.

13. Members also proposed discussion of the following items:

- (a) *The use of industrial building units for arts and cultural purposes* – Mr KWONG Chun-yu followed up his suggestion raised at the Panel meeting on 23 May 2017 that the Panel should discuss the use of industrial building units for arts and cultural purposes. Given that at the House Committee meeting on 6 October 2017, Members agreed to form a subcommittee on issues relating to the policy on industrial buildings, the Chairman decided that he would further consider whether and when to arrange discussion on the matter depending on the time when the said subcommittee, which was put on the waiting list, would be activated;
- (b) *Tree management in Hong Kong* – Mr CHAN Han-pan suggested that the Administration should brief the Panel on the regulations and guidelines on tree management and preservation, as well as the division of work on relevant matters among responsible departments/sections;
- (c) *Development of leisure and entertainment facilities at Sunny Bay* – Mr Michael TIEN urged the Administration to report to the Panel on the outcome of its planning and engineering study on Sunny Bay reclamation, taking into account the suggestions made in his motion passed at the Panel meeting on 28 March 2017. His motion requested that the Administration should allow flexibilities for the development of different leisure and entertainment facilities, such as multi-purpose venues for holding road events;
- (d) *Developing land resources* – Mr Michael TIEN requested the Panel to conduct focused discussions on the following initiatives under the 2017 Policy Address: (i) increasing substantially the supply of units under the Green Form Subsidized Home Ownership Scheme; (ii) exploring the reactivation of the revitalization scheme for industrial buildings to offer incentives to encourage redevelopment or wholesale conversion; and (iii) formulating a policy framework on brownfield development; and

- (e) *Short term tenancies ("STTs")* – Mr CHAN Chi-chuen wished to discuss the policy relating to the granting of STTs, and whether any measures were in place to avoid abuses.

14. The Chairman said that he would accommodate members' requests as far as possible, while priority should be set given the large number of items to be discussed. He would explore the grouping of some related items, such as those related to drinking water and water supply, for a joint discussion. On this, Dr Helena WONG and Ms Alice MAK worried that the grouping of items was not conducive to focused discussion on individual issue, and the discussion time might become excessively long. The Chairman took note of their views.

Waterworks (Amendment) Bill 2017 proposed by Ms Alice MAK

15. Ms Alice MAK requested the Panel to consider the Waterworks (Amendment) Bill 2017 proposed by her. The proposed Members' Bill sought to amend the Waterworks Ordinance (Cap. 102) to provide protection to tenants of sub-divided units from being overcharged for use of water.

(Post-meeting note: Ms Alice MAK's letter (with the draft Bill and a brief on it) was circulated to members vide LC Paper No. CB(1)35/17-18 on 13 October 2017.)

IV Any other business

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

16. The Chairman informed members that the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project ("the Joint Subcommittee"), which had been set up under the Panel and the Panel on Home Affairs in the 2016-2017 legislative session, would extend its period of work for 12 months, i.e. up to 22 November 2018. Approval from the House Committee on the extension was obtained at its meeting on 7 July 2017. The membership of the Joint Subcommittee would be re-opened to members of the two Panels. Current Panel members of the Joint Subcommittee who had not withdrawn their membership would remain as members of the Joint Subcommittee, and it would be for the Joint Subcommittee to decide at its

first meeting in this session whether re-election of its Chairman and Deputy Chairman was necessary. Members raised no objection to the proposed arrangement.

(Post-meeting note: Members of the Panel on Development and the Panel on Home Affairs were invited to join the Joint Subcommittee vide LC Paper No. CB(1)60/17-18, issued on 17 October 2017.)

17. There being no other business, the meeting ended at 9:19 am.

Council Business Division 1
Legislative Council Secretariat
20 October 2017