

**立法會**  
**Legislative Council**

LC Paper No. CB(1)117/19-20  
(These minutes have been  
cleared with the Chairman)

Ref : CB1/PL/DEV

**Panel on Development**

**Minutes of meeting**  
**held on Tuesday, 22 October 2019, at 2:30 pm**  
**in Conference Room 1 of the Legislative Council Complex**

**Members present** : Hon Tony TSE Wai-chuen, BBS (Chairman)  
Hon LUK Chung-hung, JP (Deputy Chairman)  
Hon Tommy CHEUNG Yu-yan, GBS, JP  
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 Frankie YICK Chi-ming, SBS, JP  
Hon MA Fung-kwok, SBS, JP  
Hon CHAN Chi-chuen  
Hon CHAN Han-pan, BBS, JP  
Hon LEUNG Che-cheung, SBS, MH, JP  
Hon Alice MAK Mei-kuen, BBS, JP  
Hon Christopher CHEUNG Wah-fung, SBS, JP  
Dr Hon Helena WONG Pik-wan  
Hon Elizabeth QUAT, BBS, JP  
Hon POON Siu-ping, BBS, MH  
Ir Dr Hon LO Wai-kwok, SBS, MH, JP  
Hon Alvin YEUNG  
Hon Andrew WAN Siu-kin  
Hon CHU Hoi-dick  
Hon HO Kai-ming  
Hon LAM Cheuk-ting  
Hon Holden CHOW Ho-ding

Hon Wilson OR Chong-shing, MH  
Hon CHAN Chun-ying, JP  
Hon Tanya CHAN  
Hon CHEUNG Kwok-kwan, JP  
Hon LAU Kwok-fan, MH  
Hon Kenneth LAU Ip-keung, BBS, MH, JP  
Dr Hon CHENG Chung-tai  
Hon Jeremy TAM Man-ho  
Hon Vincent CHENG Wing-shun, MH, JP  
Hon CHAN Hoi-yan

**Members absent** : Hon Abraham SHEK Lai-him, GBS, JP  
Hon Starry LEE Wai-king, SBS, JP  
Hon Mrs Regina IP LAU Suk-ye, GBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon Michael TIEN Puk-sun, BBS, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Dr Hon Junius HO Kwan-yiu, JP  
Hon HUI Chi-fung

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

**Staff in attendance** : Ms Anita SIT  
Assistant Secretary General 1

Ms Ada LAU  
Senior Council Secretary (1)2

Mr Raymond CHOW  
Senior Council Secretary (1)10

Mr Keith WONG  
Council Secretary (1)2

Ms Alice CHEUNG  
Senior Legislative Assistant (1)1

Ms Christina SHIU  
Legislative Assistant (1)2

Ms Christy YAU  
Legislative Assistant (1)8

Ms Clara LO  
Legislative Assistant (1)9

Ms Haley CHEUNG  
Legislative Assistant (1)10

Miss Joey LAW  
Clerical Assistant (1)2

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Action

**I Election of Chairman and Deputy Chairman**

Election of Chairman

Mr LEUNG Che-cheung, Chairman of the Panel on Development ("the Panel") in office, announced that the Panel would continue the election of the Chairman. The Chairman said that 10 valid nominations for the chairmanship of the Panel for the 2019-2020 legislative session were made at the last meeting held on 17 October 2019. As Dr Helena WONG and Mr Andrew WAN were respectively elected as the Deputy Chairman of the Panel on Food Safety and Environmental Hygiene and the Panel on Housing, the Chairman advised that according to Rule 77(7) of the Rules of Procedure, their nominations in the election of the Chairman of the Panel had become invalid. The Chairman stated that there were eight valid nominations so far, namely:

- No. 1 – Mr Tony TSE
- No. 2 – Mr CHAN Chi-chuen
- No. 3 – Mr CHU Hoi-dick
- No. 4 – Mr HUI Chi-fung
- No. 5 – Mr LAM Cheuk-ting
- No. 6 – Dr Fernando CHEUNG
- No. 7 – Mr Jeremy TAM
- No. 8 – Mr CHENG Chung-tai

2. The Chairman then called for further nominations.

3. Mr Alvin YEUNG nominated Ms Tanya CHAN and the nomination was seconded by Mr Andrew WAN. Ms CHAN accepted the nomination.

4. There being no other nominations, the Chairman announced a vote by secret ballot.

5. Before the voting process started, Mr CHU Hoi-dick suggested and members raised no objection that the nominees be invited to present their election platforms respectively for one minute each. After all the nine nominees had presented their election platforms, the Chairman instructed the staff to distribute a ballot paper to each of the members present.

6. After members present had cast their votes, the Chairman invited the nominators to monitor the counting of votes, and Mr WONG Ting-kwong and Mr CHAN Chi-chuen came in front of the Chairman's podium to supervise the counting of votes. Of the members present, 24 voted for Mr Tony TSE, eight voted for Mr CHU Hoi-dick, and no one voted for the other seven nominees. The Chairman declared that Mr Tony TSE was elected as the Chairman of the Panel. Mr Tony TSE then took the chair.

#### Election of Deputy Chairman

7. The Chairman called for nominations for the deputy chairmanship for the 2019-2020 legislative session. Mr Andrew WAN nominated Mr CHU Hoi-dick and the nomination was seconded by Ms Tanya CHAN. Mr CHU accepted the nomination.

8. Mr HO Kai-ming nominated Mr LUK Chung-hung and the nomination was seconded by Ir Dr LO Wai-kwok. Mr LUK accepted the nomination.

9. There being no other nominations, the Chairman announced a vote by secret ballot.

10. Before the voting process started, Mr CHU Hoi-dick suggested and members raised no objection that the nominees be invited to present their election platforms respectively for one minute each. After the two nominees had presented their election platforms, the Chairman instructed the staff to distribute a ballot paper to each of the members present.

11. After members present had cast their votes, the Chairman invited the nominators to monitor the counting of votes, and Mr Andrew WAN and Mr HO Kai-ming came in front of the Chairman's podium to supervise the counting of votes. Of the members present, eight voted for Mr CHU Hoi-dick, and 22 voted for Mr LUK Chung-hung.

The Chairman declared that Mr LUK Chung-hung was elected as the Deputy Chairman of the Panel.

## **II Schedule of meetings for the 2019-2020 legislative session**

12. 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 2019 would be held on Monday, 16 December 2019, at 10:45 am;
- (b) the meeting in January 2020 would be held on Monday, 20 January 2020, at 8:30 am.

*(Post-meeting note: The schedule of regular meetings of the Panel for the 2019-2020 session was circulated to members vide LC Paper No. CB(1)39/19-20 on 22 October 2019.)*

13. Due to the heavy agenda of the Panel, the Chairman proposed adopting the practice of the previous session 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. Members raised no objection.

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

- (Appendix V to LC Paper No. CB(1)3/19-20 — List of outstanding items for discussion
- Appendix VI to LC Paper No. CB(1)3/19-20 — List of follow-up actions)

### Policy briefing

14. The Chairman advised that the Panel would hold a meeting on Monday, 28 October 2019, at 8:30 am to receive briefing by the Secretary for Development ("SDEV") on the relevant policy initiatives in the Chief Executive's 2019 Policy Address.

(*Post-meeting note*: On the instruction of the Chairman, members were informed vide LC Paper No. CB(1)46/19-20 issued on 24 October 2019 that the policy briefing of the Panel had been rescheduled for Tuesday, 5 November 2019, at 8:30 am.)

Suggestions on discussion items for future meetings

15. 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)3/19-20):

- (a) *Standards of glass windows of buildings for resisting adverse weather* — Dr Helena WONG requested that the Panel be briefed by the Administration on the subject at a meeting before the onset of the coming typhoon season, instead of only by way of an information paper as suggested by the Administration;
- (b) *Flood management measures for typhoon season* — Ms Tanya CHAN disagreed with the deletion of this item as suggested by the Administration, and instead requested the Administration to brief the Panel on the subject before the onset of the coming typhoon season, covering in particular the progresses of the enhancement and repair works of seawalls and breakwaters and the consultancy study conducted by the Civil Engineering and Development Department to identify low-lying and exposed coastal areas subject to severe storm attacks. She considered that the Administration should provide an assessment on flood resilience of Hong Kong given the existence of many buildings in exposed coastal areas, and clarify the Administration's responsibilities in the repair and maintenance of coastal and port structures;
- (c) *Review of the Hong Kong Planning Standards and Guidelines ("HKPSG")* — Mr Holden CHOW, Dr Helena WONG and Ir Dr LO Wai-Kwok considered it undesirable that past discussions on and the review of HKPSG were fragmented. The Chairman and members agreed that the Development Bureau ("DEVB") should coordinate with relevant bureau and departments ("B/Ds") as necessary to give an updated briefing to the Panel on the overall review progress of HKPSG, including those standards that were already updated, the areas

reviewed/being reviewed by DEVB and other B/Ds, and any challenges faced. The Chairman considered that with an updated briefing given by DEVB, the Panel could be in better position to conduct focused and in-depth discussions on specific area(s) of HKPSG which was voluminous; and

- (d) *Review of the functions of the Town Planning Board and related issues* — Mr CHU Hoi-dick requested that the Panel be briefed on the result of the above review of DEVB and Planning Department on the need to amend the Town Planning Ordinance (Cap. 131) as a means to control landfilling and dumping of wastes in areas of high ecological values of Lantau. Mr Holden CHOW considered that the Administration should discuss with the Panel on the streamlining of the town planning procedure with a view to facilitating the land planning and resumption work including by invoking the Lands Resumption Ordinance (Cap. 124).

16. Members also proposed discussion of the following items:

- (a) *Review of the system of ex-gratia zonal compensation used in the resumption of land in the New Territories* — Mr LEUNG Che-cheung urged that the Administration should discuss with the Panel a review on the ex-gratia zonal compensation used in the resumption of land in the New Territories, given that the definitions of the zones and areas covered could no longer reflect the latest situation and land value given the substantial changes and developments over the years. As the subject was relevant to the discussions on "Developing land resources" (concerning the part on brownfield development) and "Land Sharing Pilot Scheme" proposed by the Administration to be scheduled for the Panel meeting on 26 November 2019, Ms Tanya CHAN suggested including the discussion on this subject at that same meeting;
- (b) *Further measures to enhance the safety of drinking water* — Dr Hon Helena WONG requested to be briefed on the latest progress of the holistic review by the Water Supplies Department on the Waterworks Ordinance (Cap. 102) and Waterworks Regulations (Cap. 102. Sub. leg. A), in particular regarding the regulation of relevant stakeholders (such as contractors and material suppliers),

subsequent to the enactment of the Waterworks (Amendment) Ordinance 2018 under which the roles and responsibilities of plumbers and plumbing workers were already defined;

- (c) *Policy on greening and urban landscaping* — Mr CHU Hoi-dick urged the Administration to discuss with the Panel on the formulation of a territory-wide policy on greening and urban landscaping, with a view to enhancing the quality of the urban environment of Hong Kong; and
- (d) *Urban Renewal Strategy and the role of Urban Renewal Authority* — Mr CHU Hoi-dick suggested that the Panel should discuss the anticipated changes in the Urban Renewal Strategy and the role of the Urban Renewal Authority ("URA"), in the light of the pledge in the Chief Executive's 2019 Policy Address that (i) URA would be entrusted to provide more Starter Homes and other types of Subsidized Sale Flats; and (ii) three urban private land plots in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village would be resumed and developed for high density housing development.

17. The Chairman said 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 2019-2020 session. Members' suggestions on items to be discussed at future meetings would be considered when drawing up the work plan.

#### **IV Any other business**

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

##### Joint Subcommittee to Follow Up Issues Relating to the Redevelopment, Maintenance and Management of Aged Buildings

18. The Chairman informed members that the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project, which were set up under the Panel and the Panel on Home Affairs, would continue to work in the 2019-2020 session; and the Joint Subcommittee to Follow Up Issues Relating to the Redevelopment, Maintenance and Management of Aged Buildings, which were also set up under the said two



Panels, would continue to work until 21 March 2020. The membership of these two Joint Subcommittees would be re-opened to members of the two Panels. Current Panel members of the Joint Subcommittees who had not withdrawn their membership would remain as members of the Joint Subcommittees, and it would be for the Joint Subcommittees to decide at their first meetings in this session whether re-election of their Chairmen and Deputy Chairmen was necessary. Members raised no objection to the proposed arrangement.

19. There being no other business, the meeting ended at 3:28 pm.

Council Business Division 1  
Legislative Council Secretariat  
4 November 2019