



For information
on 11 March 2021

STDC Paper 7/2021

Sha Tin District Council

Report on the Meeting of the
Development and Housing Committee held on 18 February 2021

- (1) The Committee noted the following:
- (i) the responses of government departments and relevant organisation to matters arising from the previous meeting; and
 - (ii) the Population of Public Housing Estates and Private Sector Participation Scheme Courts in Sha Tin.
- (2) The Committee endorsed the following:
- (i) the establishment of “Working Group on Labour Affairs and Land and Economic Development of Sha Tin” under the Committee and its terms of reference, and Mr CHOW Hiu-laam, Felix elected as the convenor;
 - (ii) the term of office of the said Working Group from 18 February 2021 to 31 December 2023; and
 - (iii) the motion on “Requesting Members of Town Planning Board with Potential Conflict of Interest to Withdraw from the Discussion on Ma On Shan Outline Zoning Plan No. S/MOS/22”:

“Background

The consultation on the proposed amendments to ‘Ma On Shan Outline Zoning Plan No. S/MOS/22’ just came to an end in December 2020. The Town Planning Board (TPB) will discuss the amendments in future meetings. Though the amendments do not involve any private land, the lot in the amendments is very close to a lot of over 10 hectares on the hill possessed by Sun Hung Kai & Co. Ltd (SHK). The formation works will also include a section of Ma On Shan Tsuen Road whose formation works

are originally supposed to be carried out by SHK. A conflict of interest is suspected if members of the TPB with SHK-related potential interests continue to participate in the discussion.

Therefore, the Committee proposed the following motion:

1. requesting the following members to withdraw from the discussion about the proposed amendments to ‘Ma On Shan Outline Zoning Plan No. S/MOS/22’, including but not limited to:
 - NG Wing-mui, Winnie: Shareholder of The Kowloon Motor Bus Co. (1933) Limited under SHK;
 - LIU Ling-hong, Stephen, Vice-Chairman: previously in business relations with SHK; Managing Director of Rider Levett Bucknall Limited which had participated in the construction of Central Plaza (2016) owned by SHK;
 - CHEUNG Kwok-kit: with company in business relations with SHK (2018);
 - WONG Tin-cheung, Conrad: currently in business relations with SHK (2020);
 - WONG Yuen-shan, Stephen: Deputy Executive Director of Our Hong Kong Foundation where KWOK Ping-luen, Raymond, Chairman of SHK, is a Special Counsellor.” (Endorsed by 23 votes in favour, 0 against and 1 abstention.)
- (3) The Committee discussed the replies of the Planning Department, the Civil Engineering and Development Department, the District Lands Office / Sha Tin, the Housing Department and the Antiquities and Monuments Office to the question on “the Development Project of Ma On Shan Village”.
- (4) The Chairman decided to postpone the discussion about the question on “the Works of Mei Tin Estate Phase 4 and Tsuen Nam Road” to the next meeting.

Sha Tin District Council Secretariat

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