

## **TOWN PLANNING BOARD**

### **Minutes of 762<sup>nd</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 28.3.2025**

#### **Present**

Director of Planning  
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr K.W. Leung

Mr Timothy K.W. Ma

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

Chief Traffic Engineer/New Territories East,  
Transport Department  
Mr K.L. Wong

Principal Environmental Protection Officer (Territory North),  
Environmental Protection Department  
Ms Clara K.W. U

Assistant Director/Regional 3,  
Lands Department  
Mr Lawrance S.C. Chan

Deputy Director of Planning/District  
Ms Donna Y.P. Tam

Secretary

**Absent with Apologies**

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Dr C.M. Cheng

Mr Daniel K.W. Chung

Chief Engineer (Works),  
Home Affairs Department  
Mr Bond C.P. Chow

**In Attendance**

Assistant Director of Planning/Board  
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board  
Mr K.K. Lee

Town Planner/Town Planning Board  
Ms Loree L.Y. Duen

**Agenda Item 1**

Confirmation of the Draft Minutes of the 761<sup>st</sup> RNTPC Meeting held on 14.3.2025

[Open Meeting]

1. The draft minutes of the 761<sup>st</sup> RNTPC meeting held on 14.3.2025 were confirmed without amendment.

**Agenda Item 2**

Matters Arising

[Open Meeting]

2. The Secretary reported that there were no matters arising.

## **Deferral Cases**

### **Sections 12A and 16 Applications**

[Open Meeting (Presentation and Question Sessions only)]

#### **Presentation and Question Sessions**

3. The Committee noted that there were 19 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 1**.

#### **Deliberation Session**

4. After deliberation, the Committee decided to defer decisions on the applications as requested by the applicants pending submission of further information, as recommended in the Papers.

## **Renewal Case**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

#### **Presentation and Question Sessions**

5. The Committee noted that there was one case for renewal of temporary planning approval and the Planning Department had no objection to the application for the further period as applied for. Details of the planning application were in **Annex 2**.

### Deliberation Session

6. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years on the terms of the application as submitted to the Town Planning Board subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

## **Cases for Streamlining Arrangement**

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

### Presentation and Question Sessions

7. The Committee noted that there were 15 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses for the applied periods. Details of the planning applications, Member's declaration of interest for a case and the Committee's view on the declared interest were in **Annex 3**.

### Deliberation Session

8. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied periods on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions, if any, stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses, if any, as set out in the appendix of the Papers.

**Sha Tin, Tai Po and North District**

**Agenda Item 3**

**Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/NE-MKT/1            Application for Amendment to the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5, To rezone the application site from “Agriculture”, “Green Belt” and “Government, Institution or Community” to “Other Specified Uses” annotated “Innovation and Technology Hub”, Various Lots in D.D. 82 and 86 and Adjoining Government Land, Man Kam To  
(RNTPC Paper No. Y/NE-MKT/1B)

---

**Presentation and Question Sessions**

9.            The following representatives from the Planning Department (PlanD) and the applicants’ representatives were invited to the meeting at this point:

**PlanD**

Mr Rico W.K. Tsang	-	District Planning Officer/Shan Tin, Tai Po and North (DPO/STN)
Mr Ryan C.K. Ho	-	Senior Town Planner/Shan Tin, Tai Po and North (STP/STN)
Ms Cheryl T.M. Tsang	-	Assistant Town Planner/Shan Tin, Tai Po and North

**Applicants’ Representatives**

*Hong Kong International Innovation and Technology Hub Limited - Applicant*

Mr Edmund K.C. Leong

Ir Edgar C.P. Kwan

Professor Witman W.M. Hung

Dr G. Jiang

Mr Ronald Ng

*Ove Arup & Partners Hong Kong Limited*

Ms Theresa W.S. Yeung

Mr W.L Lee

Ms Anna T.Y. Lok

Ms Vienna Y. Lung

Ms Karen K.K. Chan

Mr Tony C.K. Yip

Ms Claudia Y.L. Yu

Ms Jane J. Lu

Mr Johnny C.Y. So

Mr Danny K.H. Lui

Mr Leo C.T. Koo

Ms Jenny Zhao

Mr Ricky W.K. Lau

*WCWP International Limited*

Mr C.P. Wai

Mr Michael Lin

*Binnies Hong Kong Limited*

Mr Travis F. Wong

10. The Chairperson extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

11. With the aid of a PowerPoint presentation, Mr Ryan C.K. Ho, STP/STN, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Agriculture", "Green Belt" and "Government, Institution or Community" to "Other Specified Uses" annotated "Innovation and Technology Hub" to facilitate the development of an international innovation and technology (I&T) hub including research and development (R&D), office, data centre, commercial and other related business and

complementary facilities, departmental comments, and planning consideration and assessments as detailed in the Paper. PlanD did not support the application.

12. The Chairperson then invited the applicants' representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Teresa W.S. Yeung, Mr Edmund K.C. Leong, Ir Edgar C.P. Kwan, Professor Witman W.M. Hung and Dr G. Jiang, the applicants' representatives, made the following main points:

- (a) the proposed international I&T hub aimed to promote industrial digitisation and artificial intelligence (AI) by developing digital finance, digital cultural tourism and digital economy to facilitate integration of digital technologies with the real economy. It also served as a demonstration of digital economy and AI by enabling platform for application of AI-agent. As a privately-initiated I&T hub in the Northeast New Territories, the proposed development could provide new high-quality productive forces and reinforce Hong Kong's role as a "Super Connector" through collaboration with Shenzhen;
- (b) to ensure smooth delivery of the proposed development, the applicants had formed partnerships with Mainland counterparts, including China Railway Construction Corporation (CRCC) and China Civil Engineering Construction Corporation (CCECC), to implement the project. Those state-owned enterprises had extensive experience in executing large-scale infrastructure projects, such as the high-speed railway, in the Mainland, Macao and Indonesia which could ease the concerns regarding the project's delivery and execution capabilities, while providing support to the start-up companies. Apart from infrastructure projects, CRCC and CCECC provided cutting-edge technology to help transform Hong Kong into a digital twin city to promote digital culture, digital tourism, digital transportation and digital finance for serving as a hub for international collaboration under the Belt and Road Initiative. Some major I&T enterprises, such as China Mobile and Lenovo, were engaged as anchor tenants for promoting big data, cyber security, information and communication technology, R&D and the commercialisation of I&T



applications. The anchor tenants, which intended to establish customised headquarters for innovative application with AI, could leverage Hong Kong and the Greater Bay Area as a platform for commercialisation of scientific research and innovative applications to be launched to international and overseas markets;

- (c) the Government should act as a facilitator rather than a regulator to support and remove barrier in order to accelerate the proposed development for the benefit of Hong Kong. Reference could be made to the development of Sha Tin New Town, which took 10 years to evolve into a major community housing a population of 500,000, demonstrating the collaborative efforts between the Government and the general public to reignite Hong Kong's persevering spirit;
- (d) the applicants had been liaising with the Government on the proposed development since 2018, including communication with the Policy Innovation and Co-ordination Office and the Innovation, Technology and Industry Bureau (ITIB). The proposed development would enhance cross-boundary collaboration between I&T industries in Hong Kong and Shenzhen, align with the Hong Kong Innovation and Technology Development Blueprint (the Blueprint), the Outline Development Plan for the Guangdong Hong Kong-Macao Greater Bay Area, the Northern Metropolis (NM) Action Agenda and the National 14<sup>th</sup> Five-Year Plan, contribute to economic restructuring by establishing a comprehensive I&T ecosystem comprising a range of R&D uses and data centres, and leverage interconnection and technical exchanges among Guangdong, Hong Kong and Macau to strengthen regional I&T development;
- (e) the Blueprint outlined four broad development directions: (i) to enhance the I&T ecosystem and promote "new industrialisation"; (ii) to enlarge the I&T talent pool; (iii) to promote digital economy; and (iv) to consolidate Hong Kong's role as a bridge connecting the Mainland and the world, and the eight key strategies. These directions and the key strategies proposed in the Blueprint aligned with the development strategies of the proposed development by promoting new industrialisation that moved beyond

construction and financial industries, facilitating the development of upstream, midstream and downstream businesses to promote a healthy I&T ecosystem to echo with the data centre development in Sandy Ridge, as well as building an international talent hub to accelerate digital economy and smart city development. Given the current economic downturn, the proposed development would bring new industry to Hong Kong for the next generation beyond the traditional finance, real estate and tourism sectors and facilitate Hong Kong's economic transformation by leveraging its strategic location near Shenzhen;

- (f) the Site was located at a prime location near the Lo Wu, Man Kam To and Heung Yuen Wai Boundary Control Points (BCPs) and the planned data centre development in Sandy Ridge. According to a survey conducted by the Digital Policy Office in 2023, there was a continued demand for additional floor space of about 300,000m<sup>2</sup> for data centres in the short and medium terms, despite the development of the proposed data centres in Sandy Ridge. With support from the Luohu District Government, the proposed development could create a synergy with Luohu District through enhancing the flow of people, technology and capital, effectively serving as a bridge between the Mainland and the world;
- (g) the proportion of land acquired by the applicants within the Site increased from about 35% at the time of submission of the planning application to about 46% as of the subject meeting date. While a lot owner residing overseas could not be reached, the applicants were confident of acquiring about 98% of the private lots by the end of 2025. According to the consent letter signed by the village representatives and the village committee of Chow Tin Tsuen, the concerned parties generally supported the application and were willing to sell their land to the applicants for the proposed development;
- (h) land ownership should not be a material consideration in a section 12A (s.12A) application as some previous s.12A applications were approved before all private lots within the application sites had been acquired.

Besides, there was no requirement to acquire all private lots at the time of submitting the application. As such, only the technical feasibility and suitability of the Site for I&T development should be taken into account when considering the current application;

- (i) the proposed development comprised 365,180m<sup>2</sup> gross floor area (GFA) for I&T and related uses and would create about 5,800 job opportunities with an investment of over HK\$10 billion in the next 5 years. According to the Master Layout Plan of the indicative scheme, the northern portion consisted of three sites designated for R&D uses reserved by the anchor tenants, such as China Mobile and the EVOC Group, and two sites designated for data centres with one reserved by China Mobile and the other under negotiation with Lenovo. The southern portion was intended for residential uses, including ancillary dormitories and private residential developments, to support the accommodation needs of the working force in the I&T hub;
- (j) according to the Broad Land Use Concept Plan under the Preliminary Development Proposal (PDP) for the New Territories North (NTN) New Town, the Site fell within an area designated for 'Industries' with a small portion falling within an area designated for 'Mixed Use/Residential' uses outside the priority development area (PDA). Construction works for the first batch of the PDA were anticipated to commence in 2028 for completion by 2035, while the remaining phase, accounting for about 960 ha including the Site, would be implemented in the medium or long term in batches without a concrete timeline. Given that there was no implementation programme for the Site falling within the remaining phase of the NTN New Town, the proposed development would not frustrate the implementation of the NTN New Town but speed up the overall development process;
- (k) since the proposed development was tentatively scheduled for completion in 2028 to facilitate moving in by the anchor tenants, the project timeline was earlier than the commissioning of the data centre development in Sandy Ridge with anchor tenants yet to be confirmed. As such, the

proposed development could accelerate the development of NM, particularly the high-demand technology industry. As the technology industry was rapidly evolving, there was an urgent need to secure the anchor tenants to prevent them from relocating to neighbouring cities. There was no time waiting for the study for the remaining phase of NTN New Town without concrete implementation timeframe. While sites had been reserved for I&T development in Hung Shui Kiu, Kwu Tung North and San Tin Technopole (STT), there were uncertainties about the overall development timeframe and the availability of the operators, raising concerns about the pace of development. In that regard, there was an urgency to expedite the I&T development to sustain Hong Kong's economic competitiveness;

- (l) relevant government bureaux and departments, including the ITIB and the Environmental Protection Department, had no objection to the application. Regarding the technical comments from the Transport Department and the Drainage Services Department, responses had been provided directly to both departments to address their concerns, and both departments had no further comment on the application; and
- (m) in conclusion, the proposed scheme could speed up the development of I&T industry in Hong Kong and enable Hong Kong to seize opportunities for economic restructuring, given the rapid evolution of the I&T sector. Located at the periphery of the study area of the NTN New Town, the proposed development minimised potential interference with the overall layout and land use development proposal in the Broad Land Use Concept Plan. With a development site area of over 10 ha, the proposed development could be regarded as a large-scale land disposal rather than a piecemeal development that aligned with the recommendations of the "Remaining Phase Development of the NTN – Planning and Engineering Study for NTN New Town and Man Kam To – Investigation" (the P&E Study), which envisioned NTN as a base for emerging industries. As such, rather than pre-empting the Government-led planning, the proposed development facilitated the implementation of the recommendations

proposed in the P&E Study regarding the development of emerging industries, which should be seen as an opportunity to embrace Government's goals of "enhancing quantity, speed, efficiency and quality" to expedite economic development by leveraging private investment. An open and progressive mindset should be adopted to embrace innovation and creativity when scrutinising the proposed development.

13. As the presentations of PlanD's representative and the applicants' representatives had been completed, the Chairperson invited questions from the Members.

*Planning of NTN New Town*

14. The Chairperson and two Members raised the following questions:

- (a) given that the Site was proposed for 'Industries' in the Broad Land Use Concept Plan, whether and why the proposed I&T hub would conflict with the Broad Land Use Concept Plan under the PDP for NTN New Town; and
- (b) the timeline of the P&E Study and the implementation programme for NTN New Town.

15. In response, Mr Rico W.K. Tsang, DPO/STN, with the aid of some PowerPoint slides, made the following main points:

- (a) based on the NM Action Agenda promulgated in 2023, NTN New Town, with a project area of about 1,420 ha, would take advantage of its proximity to the three BCPs at Lo Wu, Man Kam To and Heung Yuen Wai and be developed into a BCP business district and a base for emerging industries. The Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the P&E Study in 2021 and the Broad Land Use Concept Plan under the PDP for NTN New Town was released by the Development Bureau (DEVB) in late December

2024. Taking into account the public views received during the 2-month public consultation exercise which was launched in mid-January 2025, the land use proposals would be refined for the formulation of the Recommended Outline Development Plan for NTN New Town. Under the Board Land Use Concept Plan, the Site fell within an area mainly proposed for ‘Industries’ with a small portion designated for ‘Mixed Use/Residential’ uses. On the other hand, living communities with high density developments were generally proposed to concentrate around future railway stations along the Northern Link Eastern Extension and the Northeastern New Territories Line. The subject application was not entirely in line with the Broad Land Use Concept Plan under the PDP in that the Site for the proposed I&T hub including residential development was situated far away from the proposed living communities and railway stations, which would undermine the comprehensive planning of community facilities. Moreover, according to the PDP, about 210 ha of land was reserved for emerging industries, including modern logistics, food-related uses, green industry, advanced construction industry and advanced manufacturing. As the public consultation exercise ended in mid-March 2025, the land use proposals, including the boundary of the PDA, might be further refined based on the public comments received. Given that the Site was in proximity to the PDA, which would rely on the existing infrastructures, approving the application at this juncture would pre-empt the comprehensive planning of NTN New Town and impose constraints on formulating land use proposals under the P&E Study. Regarding the indicative scheme, while the proposed I&T hub aimed to promote high technology development, a high proportion of over 30% of the GFA was reserved for residential use (including ancillary dormitories), which was not commensurate with the intended I&T use; and

- (b) given NTN New Town’s vast development area of about 1,175 ha, a phased development approach was adopted by designating the Heung Yuen Wai area as the PDA with site formation and infrastructure works to be commenced as early as 2028/29, and the remaining area in NTN New

Town would be developed progressively in phases.

16. Professor Witman W.M. Hung and Dr G. Jiang, the applicants' representatives, highlighted that ITIB had no objection to the application for developing the Site as an I&T hub and considered that the proposal would provide potential floor space for data centres and help address the growing demand for high-tier data centres and R&D activities in Hong Kong. The BCP-related industries in Lo Wu, Man Kam To and Heung Yuen Wai had shifted from logistics to AI as an emerging industry to support traditional sectors. A demand-side approach should be adopted to allow the market to determine the suitable industries for NTN New Town as market trends were constantly evolving.

*The Proposal*

17. Some Members raised the following questions:

- (a) the reason for proposing a substantial proportion (about 31%) of the GFA for residential use if the proposal was for I&T development rather than profit making from real estate. Whether the applicants were willing to abandon the domestic GFA for private residential use if the proposal was required to be primarily intended for I&T development;
- (b) the prospect of collaborations with the Mainland counterparts for implementation of the indicative scheme;
- (c) whether supercomputing centre had been considered in the indicative scheme; and
- (d) the anticipated financial returns of the proposed I&T hub.

18. In response, Ms Theresa W.S. Yeung, Mr Edmund K.C. Leong, Professor Witman W.M. Hung and Dr G. Jiang, the applicants' representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) considering that some workers in the proposed I&T hub might live in

Shenzhen due to its proximity and lower living cost, the residential component of the proposed development was unlikely to be profitable. Of the 31% of total GFA allocated for domestic use, about 12% was designated for ancillary dormitories, in the form of talent homes for the I&T professionals who worked long hours or on a non-routine basis to support industry operations. The remaining 19% was for other residential uses to provide a wider choice for workers, particularly the expatriates who preferred living in Hong Kong. As residential use was ancillary to the proposed I&T hub, the distribution of GFA could be reviewed to provide more non-domestic GFA for I&T industries. The provision of private residential use could be reconsidered as it served mainly the senior workers and expatriates of the I&T hub. An alternative would be to provide shuttle bus service for the workers to travel to and from their residences in Shenzhen;

- (b) to demonstrate the genuine intention for I&T development at the Site, letters of intent had been signed by the Mainland counterparts, including China Mobile and EVOC Group, indicating their agreement to collaborate with the applicants;
- (c) considering that a supercomputing centre initiated by the Government in Cyberport had just begun its operation, it was premature to evaluate the development of a supercomputing centre at the Site at this stage due to insufficient information about the demand for computing power. The potential for developing a supercomputing centre could be revisited in the future, depending on electricity costs and land rent; and
- (d) the financial returns of the proposed I&T hub could be generated from sales and leasing based on customised development needs, as well as from venture capital investments and initial public offerings related to AI-driven innovative industries. I&T industries were the main focus of the proposed development, with ancillary residential use. Major financial returns were expected to come from the capitalisation of the I&T industries during their acceleration, rather than incubation, stage and from



land rent.

### *Land Ownership*

19. The Chairperson and two Members raised the following questions:
- (a) whether it was feasible to acquire over 90% of land within the Site by the end of 2025, considering that only around 46% had been acquired as of the meeting date after planning for the projects for years; and
  - (b) whether the private lots near the ingress/egress of the Site, which were essential for the proposed development, could be acquired.
20. In response, Mr Edmund K.C. Leong and Ir Edgar C.P. Kwan, the applicants' representatives, with the aid of some PowerPoint slides, made the following main points:
- (a) over 90% of the private lots was planned to be acquired by the end of 2025, as agreement had been reached with the owner villagers of Chow Tin Tsuen who supported the proposed development and urged the expedition of the land acquisition process to optimise the use of the vacant fallow agricultural land. The applicants would continue to liaise with the remaining lot owners including seeking out a few residing overseas; and
  - (b) upon consultation with the villagers of Chow Tin Tsuen, the land acquisition began in 2018. The villagers signed a land sale agreement with the applicants for the sale of the private lots, including those near the ingress/egress of the Site. It was anticipated that the land acquisition process could proceed smoothly as most villagers were relatives or of the same clan such that they could be reached without much difficulty.

### *Implementation Mechanism and Timeline*

21. The Chairperson and two Members raised the following questions:

- (a) the prospect of collaboration with Mainland counterparts for the implementation of the proposal; and
- (b) the timeline for the implementation of the proposed development and the feasibility of achieving the target completion time of 2028.

22. In response, Ms Theresa W.S. Yeung, Mr Edmund K.C. Leong and Ir Edgar C.P. Kwan, the applicants' representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) to demonstrate their genuine intention for I&T development at the Site, letters of intent had been signed by Mainland counterparts to indicate their agreement of collaborate with the applicants; and
- (b) upon approval of general building plans, the proposed development would proceed to site formation works, construction using modular integrated construction (MiC) method and interior decoration. The proposed I&T hub would be developed in phases, with the first phase commissioning in 2028. For high-rise residential buildings of more than 30 storeys, an additional 6 months would be required for completion. In that regard, the entire project was expected to be completed by the end of 2029. By adopting the MiC method and carrying out land exchange application and site formation works in parallel, the development process could be expedited. The Mainland construction partner, CCECC, was experienced in large-scale project and could ensure the smooth delivery of the proposed development. Furthermore, DEVB's Development Project Facilitation Office (DPFO) would generally facilitate the processing of development approval applications for large-scale projects, including those for planning, lease modification/land exchange, as well as building plan and building-related consent. With DPFO's assistance, the applicants were confident that the proposed development would be completed on time.

23. Regarding the implementation programme of the proposed development, Mr Rico

W.K. Tsang, DPO/STN, supplemented that while the applicants claimed that about 46% of the Site was currently owned by them, the remaining areas, particularly the northern part of the Site where the main access was proposed, were still government land and private lots owned by Tso/Tong and other individual owners. For a large-scale project comparable to the proposed development in Hong Kong, it typically took a period of time for the necessary planning approval, land exchange, building plan submission, site formation, infrastructure construction, foundation works and superstructure construction. Should the application be approved by the Committee, the proposed amendments to the Outline Zoning Plan (OZP) would need to be submitted to the Committee for agreement before gazettal for public inspection under the Town Planning Ordinance. As such, it would be very challenging to achieve the target completion year of 2028/29 as proposed by the applicants.

24. A Member asked whether public-private partnership (PPP) could be an alternative way for taking forward the proposed development. In response, Mr Rico W.K. Tsang, DPO/STN, said that the Enhanced Conventional New Town Approach (ECNTA), which was adopted to expedite the development of NM, was a form of PPP. Under the ECNTA, a land exchange application might proceed at the Government's discretion if the applicant owned 90% or more of the private land within a designated development site. The remaining 10% or less of the third-party private land would be resumed by the Government and granted to the applicant for development of the whole site. Furthermore, the Government required private developers to provide public facilities as part of their development/redevelopment projects in exchange for the deduction of costs from the land premium. Professor Witman W.M. Hung, the applicants' representative, supplemented that PPP could be considered as an alternative option for the development of the proposed I&T hub provided that it would not delay the implementation programme targeted for completion in 2028.

25. Another Member enquired whether the Site could be considered for non-in-situ land exchange. In response, the Chairperson explained that non-in-situ land exchange involved exchanging land located in a different area. Under DEVB's current policy, there was no arrangement for non-in-situ land exchange for New Development Area (NDA) development. For in-situ land exchange under the ECNTA, a set of conditions should be fulfilled, including specific size, location and land ownership criteria, as well as compliance with the OZP or other plans as specified by the Government.

26. As the applicants' representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicants' representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicants of the Committee's decision in due course. The Chairperson thanked the government representatives and the applicants' representatives for attending the meeting. They left the meeting at this point.

#### Deliberation Session

27. The Chairperson remarked that the implementation prospect of the proposed development and whether the proposal would contravene the Broad Land Use Concept Plan under the PDP for NTN New Town should be taken into account when considering the current rezoning application. The Site was irregular in shape and encircled the Ta Kwu Ling Ling Ying Public School. While the applicants owned most of the land in the southern part of the Site at the juncture, they still needed to acquire a substantial amount of private land in the north in order to realise the development. The proposed development, if approved, would still need to go through a series of procedures including OZP amendment and approval, as well as the necessary land exchange process and subsequent site formation and construction works prior to its completion. PlanD recommended not to support the application, given the uncertain prospect for implementation of the proposed development at the Site and that approving this rezoning application would impose constraints on the more comprehensive land use planning of the area as part of the NTN New Town development.

28. While appreciating the private initiative in promoting I&T development and the efforts made by the applicants in searching for potential tenants, Members expressed general concerns about the implementation prospect and delivery programme of the proposed development in light of the current land ownership pattern as only about 35% of the Site was owned by the applicants as per the application, which was claimed to be increased to about 46% at the meeting. A Member opined that the application indicated a market demand for I&T industry from a demand-side perspective and suggested imposing a time limit for land acquisition by the applicants. If the applicants failed to acquire the remaining land of the Site by the set time limit, the land could be resumed by the Government as part of the NTN New Town development. Other Members considered that the applicants failed to demonstrate the feasibility of implementing the project by the target completion date of

2028/29. The implementation prospect of the proposed development was uncertain as a significant portion of the Site was not under the ownership of the applicants, including land owned by Tso/Tong and other individuals, as well as the government land (about 27.8% of the Site). The prospect of acquiring over 90% of the private lots within the Site by the end of 2025 appeared dubious. Given that the Site fell within the NTN New Town development, approval of the application would jeopardise the comprehensive planning of the area and undermine the efficient use of the surrounding land.

29. Members noted that the Site was located at a distance from strategic transport linkages and that residential clusters should be proposed around railway stations to enhance mobility and convenience by making the best use of the mass transport system. Furthermore, the residential portion, which accounted for over 30% of the total GFA, was considered disproportionate to the I&T uses of the Site. To expedite development of NM, three pilot areas in Hung Shui Kiu/Ha Tsuen NDA, Fanling North NDA and STT were proposed to be implemented via large-scale land disposal. To complement the planned I&T industries in STT, a data centre development with related digital infrastructure facilities was planned in Sandy Ridge. Considering the latest government policy and the NM Action Agenda, the planned locations at STT and Sandy Ridge were considered suitable and ready for accommodating the proposed I&T uses. After discussion, Members generally considered the proposal not acceptable at this stage in view of the high proportion of residential component, the uncertain implementation prospect and the potential constraints posed on the Government's planning of the area. However, if the applicants could acquire the remaining private lots within the Site and suitably revise their proposal to address the Committee's concerns, they might submit another s.12A application for the consideration of the Committee. The rejection reason as recommended by PlanD should be suitably amended to reflect Members' concerns.

[Mr Ryan M.K. Ip left the meeting during deliberation.]

30. After deliberation, the Committee decided not to agree to the application for the following reason:

“the application site (the Site) falls within the study of the ongoing “Remaining Phase Development of the New Territories North (NTN) – Planning and

Engineering Study for NTN New Town and Man Kam To – Investigation”. Considering that the prospect for comprehensive implementation of the proposed development at the Site is uncertain taking into account the current land ownership pattern, and that the current proposal is considered not acceptable given the disproportionate residential component for the proposed I&T hub, approval of the rezoning application will impose major constraints on the more comprehensive land use planning of the area as part of a New Development Area, and undermine the efficient use of the surrounding land.”

[The meeting was adjourned for a 10-minute break.]

### **Sai Kung and Islands District**

[Ms S.H. Lau, Town Planner/Sai Kung and Islands (TP/SKIs), was invited to the meeting at this point.]

#### **Agenda Item 7**

##### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/189                      Proposed Public Utility Installation (Underground Cables, Poles, Stays and Overhead Cables) and Associated Excavation and Filling of Land in “Coastal Protection Area” and “Conservation Area” Zones, Government Land in D.D. 316L, Pui O, Lantau Island  
(RNTPC Paper No. A/SLC/189)

---

31.                      The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Mr Ryan M.K. Ip had declared an interest on the item for being the vice-president cum co-head of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP. The Committee noted that Mr Ryan M.K. Ip had left the meeting.

### Presentation and Question Sessions

32. With the aid of some plans, Ms S.H. Lau, TP/SKIs, briefed Members on the background of the application, the proposed installation, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

33. Noting that the proposed installation was to provide electricity for electric pumps used in irrigation and farming machinery at an adjoining private lot currently used for agriculture purpose, a Member enquired about the size of the private lot and its current status including the types of crops planted therein, and whether the proposed installation was disproportionate to the scale of the agricultural activities. In response, Ms S.H. Lau, TP/SKIs, with the aid of some plans, said that while the concerned private lot covered about 160m<sup>2</sup>, the proposed installation involved excavation of about 33.82m<sup>2</sup> of land for the installation of three poles with overhead cables of about 70m long and underground cables of about 25m long, and it was partially within wetland. A recent site visit revealed that the private lot was partly occupied by scattered fruit trees and partly covered with soil and plastic films.

### Deliberation Session

34. After deliberation, the Committee decided to reject the application. The reason was:

“the proposed public utility installation with associated excavation and filling of land is not in line with the planning intentions of the “Coastal Protection Area” and “Conservation Area” zones. There is a general presumption against development in both zones. The applicant fails to demonstrate that the proposed installation is to support the conservation of existing natural landscape habitats or scenic quality of the area or is an essential infrastructure project with overriding public interest that warrants a departure from such planning intentions in both zones.”

[The Chairperson thanked PlanD’s representative for attending the meeting. She left the

meeting at this point.]

### **Sha Tin, Tai Po and North District**

[Ms Elizabeth Ng, Senior Town Planner/Sha Tin, Tai Po and North (STP/STN), and Ms Jessie S.Y. Lau, Town Planner/Sha Tin, Tai Po and North (TP/STN), were invited to the meeting at this point.]

#### **Agenda Item 8**

##### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/MOS/130                      Proposed House (Private Garden Ancillary to House) in “Green Belt” and “Village Type Development” Zones, Government Land Adjoining Lot 1053 in D.D. 167, Nai Chung Village, Sai Kung North  
(RNTPC Paper No. A/MOS/130)

---

##### **Presentation and Question Sessions**

35.            With the aid of some plans, Ms Jessie S.Y. Lau, TP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

36.            Noting that two parking spaces were proposed at the application site (the Site), a Member asked whether the intended use was a private car park or a private garden. In response, Ms Elizabeth Ng, STP/STN, said that the two proposed parking spaces were part of the proposed private garden ancillary to the adjoining house owned by the applicant. Regarding the Member’s enquiry about the reason for including ‘proposed house’ in the applied use, the Chairperson said that it was common practice to specify the main Column 2 use in an application for clarity when an ancillary use was applied for, i.e. ‘Proposed House (Private Garden Ancillary to House)’ under the current application. As the Site had already been formed before the gazettal of the first Ma On Shan OZP, granting temporary approval for a period of 5 years in this case could avoid jeopardising the long-term planning intention



of the “Green Belt” zone while allowing the Committee to monitor the land use of the Site.

### Deliberation Session

37. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 28.3.2030, on the terms of the application as submitted to the Town Planning Board. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

### **Fanling, Sheung Shui and Yuen Long East District**

[Messrs Alexander W.Y. Mak and Kimson P.H. Chiu and Ms Lucille L.S. Leung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

### **Agenda Item 27**

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/335      Temporary Private Swimming Pool for a Period of 3 Years and Associated Excavation of Land in “Village Type Development” Zone, Lots 3725 S.A ss.1 (Part), 3725 S.B (Part) and 3725 S.C ss.2 in D.D. 104, Nam Sang Wai, Yuen Long  
(RNTPC Paper No. A/YL-NSW/335A)

---

#### Presentation and Question Sessions

38. With the aid of some plans, Mr Alexander W.Y. Mak, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

39. In response to a Member's enquiry, Mr Alexander W.Y. Mak, STP/FSYLE, said that there were two similar applications (No. A/YL-NSW/277 and 313) for temporary private swimming pool use covering one site in the past 5 years, which was located in the vicinity of the application site within the same "Village Type Development" zone.

#### Deliberation Session

40. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.3.2028, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Paper.

#### **Agenda Item 28**

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/477 Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restrictions in "Residential (Group D)" Zone, Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long  
(RNTPC Paper No. A/YL-NTM/477B)

---

#### Presentation and Question Sessions

41. With the aid of a PowerPoint presentation, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

42. A Member enquired whether the proposed development would pre-empt the findings of the Land Use Review Study for Ngau Tam Mei Area (the NTM Review Study) which covered the application site (the Site). In response, Mr Kimson P.H. Chiu, STP/FSYLE, said that the Site fell mainly within an area recommended for comprehensive residential neighbourhood as shown on the Broad Land Use Concept Plan of the NTM

Review Study. Detailed land use proposals for the area were yet to be ascertained at the current stage. Consideration of the current application should be based on the provisions under the extant Outline Zoning Plan (OZP). Should the application be approved by the Committee, an advisory clause was recommend to inform the applicants that the Site might be required for implementation of government project(s) in the future. The Chairperson supplemented that a previous court ruling stated that the consideration of section 16 planning application should be based on the provisions of the extant OZP.

### Deliberation Session

43. The Committee noted that an advisory clause was set out in the appendix of the Paper to inform the applicants that the site, which fell within the study area of the NTM Review Study, might be required for implementation of government project(s) in the future.

44. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 28.3.2029, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Paper.

### **Agenda Item 31**

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/393            Proposed Filling of Land for Permitted Agricultural Use in  
“Agriculture” Zone, Lots 459 S.B ss.1, 459 S.B RP and 460 in D.D.  
112, Shui Lau Tin, Shek Kong Airfield Road, Shek Kong, Yuen Long  
(RNTPC Paper No. A/YL-SK/393A)

---

#### Presentation and Question Sessions

45. With the aid of some plans, Ms Lucille L.S. Leung, STP/FSYLE, briefed Members on the background of the application, the proposed works, departmental and public

comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

46. Members had no question on the application.

#### Deliberation Session

47. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 28.3.2029, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

#### **Tuen Mun and Yuen Long West District**

[Mr Eric C.Y. Chiu, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), was invited to the meeting at this point.]

**Agenda Item 39**

**Section 16 Application**

[Open Meeting]

A/YL-LFS/544 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 3 Years in “Green Belt” Zone, Lots 1595 (Part), 1597 (Part), 1598, 1599, 1600 and 1601 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long

---

48. The Secretary reported that consideration of the application had been rescheduled.

**Agenda Item 41**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/550 Proposed Temporary Open Storage of Construction Equipment with Ancillary Facilities for a Period of 3 Years in “Green Belt” Zone, Lot 911 S.B RP (Part) in D.D. 129, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/550)

---

**Presentation and Question Sessions**

49. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

50. Members had no question on the application.

Deliberation Session

51. After deliberation, the Committee decided to reject the application. The reasons were:

- “(a) the proposed use is not in line with the planning intention of the “Green Belt” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;
- (b) the proposed use is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the proposed use is considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the proposed use would not have significant adverse landscape impact on the surrounding areas; and
- (c) the proposed use is not in line with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13G) in that the application site falls within Category 4 areas and there is no previous planning approval for open storage use; and there are adverse departmental comments on landscape aspect.”

[The Chairperson thanked PlanD’s representative for attending the meeting. He left the meeting at this point.]

**Agenda Item 46**

Any Other Business

[Open Meeting]

52.           There being no other business, the meeting was closed at 6:20 p.m.

**Minutes of 762<sup>nd</sup> Rural and New Town Planning Committee  
(held on 28.3.2025)**

**Deferral Cases**

**Requests for Deferment by Applicant for 2 Months**

<b>Item No.</b>	<b>Application No.*</b>	<b>Times of Deferment</b>
4	Y/NE-LYT/16	2 <sup>nd</sup> <sup>^</sup>
5	Y/NE-TKL/4	1 <sup>st</sup>
6	Y/YL-MP/9	1 <sup>st</sup>
10	A/NE-HT/24	1 <sup>st</sup>
11	A/NE-LYT/836	2 <sup>nd</sup> <sup>^</sup>
13	A/NE-MTL/12	2 <sup>nd</sup> <sup>^</sup>
14	A/NE-KLH/646	2 <sup>nd</sup> <sup>^</sup>
15	A/NE-MUP/214	1 <sup>st</sup>
17	A/YL-KTN/1061	2 <sup>nd</sup> <sup>^</sup>
18	A/YL-KTN/1071	2 <sup>nd</sup> <sup>^</sup>
19	A/YL-KTN/1091	1 <sup>st</sup>
20	A/YL-KTN/1093	1 <sup>st</sup>
21	A/YL-KTN/1094	1 <sup>st</sup>
23	A/YL-KTS/1036	2 <sup>nd</sup> <sup>^</sup>
25	A/YL-KTS/1061	1 <sup>st</sup>
34	A/HSK/538	2 <sup>nd</sup> <sup>^</sup>
36	A/TM-LTYYY/484	1 <sup>st</sup>
42	A/YL-TYST/1286	2 <sup>nd</sup> <sup>^</sup>
44	A/YL-TT/700	1 <sup>st</sup>

**Note:**

<sup>^</sup> *The 2<sup>nd</sup> Deferment was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.*

**Declaration of Interests**

The Committee noted the following declaration of interests:

<b>Item No.</b>	<b>Members' Declared Interests</b>	
5	AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant.	- Mr Vincent K.Y. Ho for his firm having current business dealings with AECOM



Item No.	Members' Declared Interests	
6	<ul style="list-style-type: none"> <li>- The application site was located in Mai Po.</li> <li>- The application was submitted by Profit Point Enterprises Limited (a subsidiary of Henderson Land Development Company Limited (HLD)).</li> </ul>	<ul style="list-style-type: none"> <li>- Mr K.W. Leung for owning a property in Mai Po</li> <li>- Mr Vincent K.Y. Ho for having current business dealings with HLD</li> <li>- Mr Ryan M.K. Ip being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from Henderson Group</li> </ul>

The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting. As the property owned by Mr K.W. Leung had no direct view of the application site under Item 6 and Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of Henderson Group in relation to Item 6, the Committee agreed that they could stay in the meeting.

\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/762\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/762_rnt_agenda.html) for details of the planning applications.

**Minutes of 762<sup>nd</sup> Rural and New Town Planning Committee  
(held on 28.3.2025)**

**Renewal Case**

Application for renewal of temporary approval for 3 years

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
30	A/YL-PH/1050	Temporary Warehouse and Open Storage of Backdrop Screens, Advertising Aluminium Frames and Construction Materials in “Agriculture” Zone, Lots 1831 RP, 1832 RP (Part), 1867 (Part), 1868 (Part), 1869 (Part), 1870 (Part), 1871 (Part), 1872 (Part), 1873 (Part), 1874 RP and 1875 RP (Part) in D.D. 111, Pat Heung, Yuen Long	21.5.2025 to 20.5.2028

**Minutes of 762<sup>nd</sup> Rural and New Town Planning Committee  
(held on 28.3.2025)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 28.3.2028

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
9	A/NE-LT/772	Proposed Temporary Eating Place (Outside Seating Accommodation of a Restaurant) in “Village Type Development” Zone, Government Land Adjoining to Lot 2471 in D.D. 19, G/F, 4C Fong Ma Po, Lam Tsuen, Tai Po
12	A/NE-MKT/42	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities in “Recreation” Zone, Lots 788, 792, 793 RP, 794 RP, 795, 796 RP (Part) and 803 RP (Part) in D.D. 82, Ta Kwu Ling
16	A/NE-TKL/780	Proposed Temporary Warehouse for Storage of Construction Materials in “Agriculture” Zone, Lots 497, 498, 499 and 500 in D.D. 87, Ping Che, Ta Kwu Ling
22	A/YL-KTN/1096	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lot 1376 RP in D.D. 109, Kam Tin, Yuen Long
26	A/YL-NSW/331	Temporary Shop and Services (Sales of Hardware Accessories) in “Undetermined” Zone, Lots 772 (Part) and 787 (Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long
33	A/HSK/536	Temporary Logistics Centre in “Open Space” and “Village Type Development” Zones, Various Lots in D.D. 129, Ha Tsuen, Yuen Long
35	A/HSK/551	Temporary Shop and Services (Convenience Store) in “Village Type Development” Zone, Lot 650 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long
38	A/YL-HTF/1187	Proposed Temporary Recycling Centre for Plastic and Open Storage of Construction Materials and Plastic in “Residential (Group D)” Zone, Lots 134 (Part) and 135 in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long
40	A/YL-LFS/549	Proposed Temporary Logistics Centre with Ancillary Facilities in “Residential (Group E)” Zone, Various Lots in D.D. 129, Lau Fau Shan, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 28.3.2030

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
24	A/YL-KTS/1042	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities in “Residential (Group D)” Zone, Lots 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Yuen Long

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
29	A/YL-MP/379	Proposed Temporary Shop and Services (Hardware Groceries and Construction Materials) with Ancillary Facilities in “Village Type Development” and “Residential (Group D)” Zones, Lots 3097 S.A RP, 3102, 3107 S.A, 3107 S.B, 3107 S.C, 3107 S.D, 3107 S.E, 3107 S.F, 3107 S.G and 3107 RP in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long
32	A/YL-SK/409	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities and Associated Filling of Land in “Village Type Development” Zone, Lots 686 (Part) and 687 RP in D.D. 112, Shek Kong, Yuen Long
37	A/TM-SKW/131	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lot 271 S.A ss.1 (Part) in D.D. 385, Tuen Mun
43	A/YL-TYST/1306	Temporary Shop and Services in “Residential (Group B)1” Zone, Lot 1375 RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

(c) Application approved on a temporary basis for a period of 6 years until 28.3.2031

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
45	A/YL/325	Temporary Shop and Services in “Comprehensive Development Area” Zone, Lot 392 RP in D.D. 116 and Adjoining Government Land, Yuen Lung Street, Yuen Long

### **Declaration of Interest**

The Committee noted the following declaration of interest:

<b>Item No.</b>	<b>Member’s Declared Interest</b>	
14	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

As the property owned by Mr K.W. Leung had no direct view of the application site under Item 14, the Committee agreed that he could stay in the meeting.