

Major Development Parameters of the Proposed Innovation and Technology (I&T) Hub
(Based on Applicant's Indicative Proposal)

Major Development Parameters	
Site Area	163,181m²
- Pond Filling Area	117,445m ²
- Land Filling Area	45,736m ²
<i>Proposed I&T Hub (for indicative purpose only)</i>	
Total Plot Ratio (about)	4.24
Total Gross Floor Area (about)	691,498m²
- Research and Development Laboratories and Offices	419,308m ²
- Warehouse and Industrial Uses	164,088m ²
- Staff Quarters	59,544m ²
- Automatic Parking System (APS)	16,290m ²
- Commercial Uses (Shop and Services and Eating Place)	13,410m ²
- Data Centre	11,403m ²
- Utilities (i.e. cooling centre and substation)	5,334m ²
- Visitor Centre and Education	2,121m ²
Site Coverage (about)	41%
Number of Blocks	14
Building Height (above ground)*	2 storeys to 19 storeys / 21mPD to 75mPD
- I&T Blocks	12 storeys / 75mPD
- Staff Quarters with Commercial Uses	19 storeys / 75mPD
- Data Centre with APS	9 storeys / 75 mPD
- Visitor and Education Centre	3 storeys / 21mPD
- Cooling Centre	2 storeys / 21mPD
- Substation	2 storeys / 21mPD
Estimated Number of Working Population	24,130
Estimated Number of Units in Staff Quarters	1,680
Parking Spaces	3,047
- Private car	1,333
- Motorcycle	124
- Light goods vehicle (LGV)	189
- Heavy goods vehicle (HGV)	99
- Bicycle	1,302
Loading/unloading Spaces	641
- Taxi	15
- Coach	7
- LGV	378
- HGV [#]	226
- Container	15
Site Coverage of Greenery (about)	65.9%
Local Open Space	Not less than 33,632m²
<u>Remarks</u>	
*Excluding basement for parking use.	
[#] Including 29 spaces to be used for LGV or medium goods vehicles or HGV.	

**Relevant Extracts of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 12C)**

The Site falls partly within the Wetland Conservation Area (WCA), and partly within Wetland Buffer Area (WBA) in Deep Bay Area under TPB PG-No. 12C. The land use concept, development guidelines and key assessment criteria are summarised as follows:

Wetland Conservation Area

- (a) The WCA comprises the existing and contiguous, active or abandoned fish ponds in the Deep Bay Area, which should all be conserved. The intention of the WCA is to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The Town Planning Board (the Board) may consider development with conservation objectives within the WCA under the “private-public partnership approach”;
- (b) new development within the WCA would not be allowed unless it is required to support the conservation of the ecological value of the area or the development is an essential infrastructural project with overriding public interest. Any such development should be supported by an ecological impact assessment (EcoIA) to demonstrate that the development would not result in a net loss in wetland function and negative disturbance impact;
- (c) for any redevelopment which requires planning permission from the Board, an EcoIA would also be required. Wetland compensation is required for any development involving pond filling and mitigation measures against disturbance would be necessary. They would be imposed as part of the planning approval conditions; and
- (d) subject to submission of EcoIA, the types of activities which may be considered within the WCA must be related to uses concerning (i) conservation of the wetland in Deep Bay Area, (ii) environmental education, or (iii) essential infrastructure projects needed for public purpose for which no suitable alternative locations outside the WCA could be identified; and should not add to the pollution loading of the Deep Bay Area.

Wetland Buffer Area

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an EcoIA would need to be submitted. Some local (including public utility installation of electricity mast, lamp pole, pipeline and telephone booth) and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/DPA/YL-ST/24*	Open Storage of Container Trailers and Tractors	15.7.1994
2.	A/DPA/YL-ST/28*	Temporary Container Trailer Park	5.8.1994

Rejected Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reasons
1.	A/DPA/YL-ST/19*	Proposed Container Vehicle Parking and Servicing Uses	15.10.1993 (RNTPC)	(1), (3), (4), (6), (7)
2.	A/DPA/YL-ST/20*	Open Storage of Container Trailers and Tractors	25.3.1994 (TPB upon review)	(3), (4), (6)
3.	A/YL-ST/20^	Open Storage of Container Trailers and Tractors	27.6.1997 (TPB upon review)	(1), (4), (5), (9)
4.	A/YL-ST/45^	Temporary open storage of containers and container trailer park for a period of 12 months	12.6.1998 (TPB upon review)	(1), (2), (9)
5.	A/YL-ST/91 [@]	Container Vehicle Parking and Container Storage	26.5.2000 (TPB upon review) [Appeal dismissed on 4.7.2000]	(2), (4), (5), (8)

Rejection Reasons

- (1) not in line with the planning intention of the area
- (2) not in line with the Town Planning Board Guidelines for Application for Developments within Deep Bay Area in that there is insufficient information to demonstrate that the development would not have significant ecological or environmental impacts on the surrounding areas
- (3) not compatible with the surrounding areas
- (4) insufficient information to demonstrate that the development would not cause adverse impact including drainage, sewage, environment and ecology on the surrounding areas, in particular the Mai Po Nature Reserve
- (5) insufficient information to demonstrate that the vehicular access road to the application site can be provided
- (6) failed to demonstrate that the proposed improvement of the existing track leading to Castle Peak Road could be implemented

- (7) no noise mitigation measures were proposed in the submission
- (8) failed to address the interface problems of the San Tin Eastern Main Drainage Channel and the Village Flood Protection Works for San Tin Villages
- (9) set an undesirable precedent for similar applications and the cumulative effect of which would further degrade the environment of the area

Remarks

- * zoned "Undetermined" at the time of consideration by RNTPC
- ^ zoned "Conservation Area" at the time of consideration by RNTPC
- @ zoned "Other Specified Uses" annotated "Container Back-up Uses" at the time of consideration by RNTPC

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (b) the application site (the Site) falls within Innovation and Technology (I&T) Cluster 3 under the endorsed Planning and Design Brief (PDB) for Sites zoned “Other Specified Uses” annotated “I&T” on the San Tin Technopole Outline Zoning Plan. The planning and design requirements under the PDB will be implemented via the submission of Master Plan(s) for consideration and approval by the Designated Committee under the Development Bureau. The applicant should refer to the endorsed PDB for planning and design of the proposed I&T Hub and submit Master Plan(s) to the Designated Committee for approval before commencement of substantive works of the proposed I&T Hub;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site falls within portions of private lot, i.e. Lot 764 RP in D.D. 99, which is an Old Schedule Agricultural Lot held under the Block Government Lease. No structure shall be erected without prior written approval of the Government;
- (d) to note the comments of the Secretary for Transport and Logistics that:
 - (i) cross-boundary operation of low-altitude flights is one of the application scenarios tested under the Low-altitude Economy Regulatory Sandbox X. Any future operation of such application scenarios would be subject to the prevailing policies and regulatory guidelines to be promulgated taking into account the experience of Sandbox X; and
 - (ii) as the Site is in the vicinity of ecologically sensitive areas, the applicant should consult the related environmental groups, local communities and bureaux/departments;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the nearby lands near the Site are not under the Transport Department’s purview. The applicant shall obtain consent of the owners/managing department of the lands for using them as the vehicular accesses to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of the proposed access connecting the Site (i.e. San Tin Tsuen Road); and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (g) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (CEDD) that:
- (i) the Site falls within Phase 1 Stage 2 development of the Technopole. The applicant should observe the requirements/ recommendations/ proposed mitigation measures in the approved Environmental Impact Assessment (EIA) report (AEIAR-261/2024 - Project Title: San Tin/Lok Ma Chau Development Node) and its approval conditions, associated Environmental Monitoring and Audit Manual, submissions specified in the approval conditions, and Environmental Permits issued/to be issued for the Designated Projects as stated in the approved EIA Report, that are applicable to the Site and associated development and pond filling proposal, in particular:
 - (1) the applicant should liaise and coordinate with CEDD and relevant authorities regarding the pond filling sequence and programme to ensure that potential adverse impacts to the wetlands due to proposed construction activities can be minimised; and
 - (2) no pond filling works shall be allowed prior to commencement of construction of the ecologically enhanced fish ponds at the planned Sam Po Shue Wetland Conservation Park; and
 - (ii) the construction access routes proposed by the applicant will traverse, and may consequently be affected by, the proposed site formation works, roadworks and the revitalisation works of the San Tin Western Main Drainage Channel. The applicant should keep close liaison with CEDD;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the proposed I&T Hub includes staff quarters use, and the Site partly falls within Deep Bay Buffer Zone 2. The applicant is reminded that a residential development, other than New Territories Exempted Houses, within Deep Bay Buffer Zone 1 or 2 is a Designated Project under the EIA Ordinance, and an Environmental Permit is required for the construction and operation; and
 - (ii) given the Site overlaps with the project boundary of the Technopole, for which CEDD is the project proponent, the applicant is reminded to liaise closely with CEDD on project interface issues, including the implementation of and compliance with the recommendations of the approved EIA Report and related approval conditions;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation that the Site is in close proximity to a constructed wetland provisioned under a drainage project, namely San Tin Constructed Wetland (Lotus Pond). The applicant shall consider any indirect ecological impacts affecting the Lotus Pond arising from the project and the interface with other ongoing/planned projects in the vicinity, including the New Nature Conservation Policy Management Agreement projects administered by Countryside Conservation Office;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of the application does not imply approval of tree works, if

any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval;

- (k) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
 - (i) no public sewerage maintained by DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from DEP shall be obtained;
 - (ii) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. It is noted that existing drains are running through the Site. The applicant should ensure the flow remains unobstructed during the period;
 - (iii) the applicant is reminded that the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
 - (iv) the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - (v) all the drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on Site under proper maintenance at all times;
- (l) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of short term tenancy/short term waiver, general building plans or referral of application via relevant licensing authority as appropriate. Furthermore, the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department (BD); and
- (m) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
 - (i) it is noted that 14 structures and associated filling of ponds are proposed in the subject application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the subject application;
- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.



落馬洲中港貨運聯會
LOK MA CHAU CHINA-HONG KONG FREIGHT ASSOCIATION



Lok Ma Chau China-Hong Kong Freight Association

Chairman: Mr Stanley Chaing

Date: 13 June 2025

To: Town Planning Board 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

Subject: Support for the Planning Application of the “San Tin Technopole Innovation and Technology Centre” (Application No: A/STT/26)

Dear Members of the Town Planning Board,

As a professional organisation representing the container trucking and logistics industry in the Lok Ma Chau and San Tin districts, our Association, together with the Hong Kong Transport and Logistics Industry Union, hereby expresses our full support for the planning application of the “San Tin Technopole Innovation and Technology Centre” (located at Remaining Portion of Lot No. 764 in Demarcation District No. 99). This project aligns with Hong Kong’s long-term policy to promote innovation and technology (I&T) and the low-altitude economy, while also providing a viable solution to the relocation challenges faced by existing logistics operators due to government land resumption. It is crucial for maintaining the competitiveness of the local logistics sector and ensuring social stability.

Reasons for our support:

- 1. Safeguarding livelihoods and employment stability.** The existing logistics industry in the San Tin area involves over 5,000 employees and generates an annual rental value of HK\$156 million. Without a suitable relocation plan following land resumption, businesses will face closure, leading to widespread unemployment. This project will provide approximately 56,198 square metres of intelligent warehousing and logistics operations space, ensuring seamless transition for existing businesses and preventing disruptions to the supply chain.
- 2. Driving industrial upgrading and technological integration.** The project will feature modern warehousing facilities and research and development space, helping traditional logistics businesses integrate AI technology and low-altitude economy applications, such as cross-border drone logistics. This not only preserves current employment but also creates high-value-added jobs, aligning with the Chief Executive’s 2024 Policy Address on developing “new-quality productivity.”

3. **Enhancing Hong Kong's role as a cross-border logistics hub.** Situated near the Huanggang Port, the project has the potential to serve as a pilot site for Shenzhen-Hong Kong low-altitude logistics, creating synergy with the Futian Free Trade Zone and strengthening Hong Kong's key role in the Greater Bay Area logistics chain.
4. **Improving transport infrastructure and community coordination.** The project design separates freight and passenger traffic while incorporating an AI-driven traffic management system, effectively alleviating pressure on nearby roads such as the San Tin Highway. Furthermore, the project adopts a "zonal development" approach to ensure the orderly transition of existing logistics operations, minimising disruptions to the community.
5. **Broad industry consensus.** Both our Association and the Hong Kong Transport and Logistics Industry Union recognise that this project addresses the shortage of high-end logistics land. We also highly appreciate the applicant's commitment to prioritising the relocation of affected operators.

Conclusion: We urge the Town Planning Board to acknowledge the urgent needs of the logistics sector and approve this application as soon as possible. Doing so will not only support the holistic development of San Tin Technopole but also safeguard the livelihoods of industry practitioners and ensure the sector's sustainable growth. Should you require further information, we are happy to assist.

Yours sincerely,

For and on behalf of
落馬洲中港貨運聯會
LOK MA CHAU CHINA-HONG KONG FREIGHT ASSOCIATION



Authorized Signature(s)

Lok Ma Chau China-Hong Kong Freight Association

Stanley Chaing, Chairman

(蔣志偉)

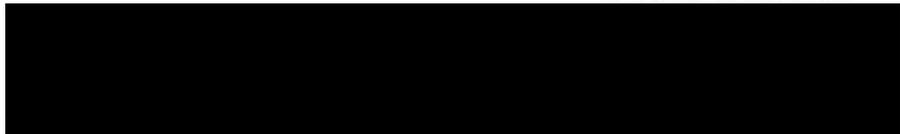
c.c. Financial Secretary (Mr. Chan Mo Po Paul, GBM, GBS, MH, JP)

District Officer, Yuen Long (Mr. Wu Tin Yau, Gordon, JP)



新 田 鄉 鄉 事 委 員 會

SAN TIN RURAL COMMITTEE



第26屆執委會
委員名單
文祿星 MH 主席
黎志超 首副主席
文貴壽 副主席

執行委員
文富財
文誠任
文銳鈞
文金穩
文竣達
黃福安
周興華
文好裘
文志全
郭庭容
潘家樂
尹偉傑

委員
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文耀全
文志良
文家偉
文成立
文震威
文連泰
文天維
文安平
文國威
文桂南
文祥發
文炳權
文志雙
鄔偉強
文錦濤
文錦洪
馮應祥
文燕華
馮日柱
黃志財
周振勤
陳冠盛
文貴旗
馮錦仔
尹潤坤
周貴賢
黎志文
潘啟芬
郭海賢
張展鵬
張桂芳
(排名不分先後)

Date: 30 June 2025

To: Town Planning Board 15th Floor, North Point Government Offices
333 Java Road, North Point, Hong Kong

Subject: Support for the Planning Application of the San Tin Technopole Innovation and Technology Hub (Application No: A/STT/26)

Dear Members of the Board,

As the statutory rural representative body for San Tin, we hereby express our strong support for the planning application of the San Tin Technopole Innovation and Technology Hub, located at Lot No. 764 RP(Part) in D.D. 99, San Tin, Yuen Long. This project not only aligns with the government's Northern Metropolis Development Strategy and commitment to technological innovation, but also brings significant economic and employment benefits to the San Tin community. We firmly believe that the proposal strikes a balance between development and conservation needs and is fully deserving of approval.

Key Reasons for Our Support

1. **Driving Local Economic Transformation** The project will position San Tin as a technology hub, attracting high-value industries and creating technical job opportunities for residents, particularly the younger generation. This will reduce the need for cross-district employment, revitalising the local economy.
2. **Enhancing Community Facilities** The development includes staff dormitories, retail shops, and an educational centre, addressing existing shortcomings in community services. Moreover, its low-density design (building height capped at 75 metres) establishes a buffer zone with the adjacent wetland park, ensuring harmony with rural surroundings.
3. **Supporting Business Continuity** The project has pledged to prioritise the relocation of logistics operators affected by government land resumption, including several San Tin-based enterprises. This will prevent business closures due to relocation challenges and safeguard livelihoods.





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SAN TIN RURAL COMMITTEE

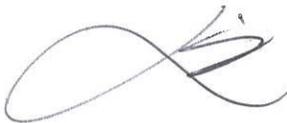
4. Commitment to Ecological Conservation The developer proposes ecological buffer zones along site boundaries and adopts sponge city rainwater management techniques. We acknowledge these efforts in preserving the Sam Po Shue Wetland Conservation Park, in line with community concerns about environmental sustainability.

5. Improvements in Transportation Infrastructure: The project will fund the expansion of San Tin Village Road, integrating it with the planned L13 Route, while establishing green minibus pick-up and drop-off zones. These enhancements will ease current traffic congestion, benefiting neighbouring villages such as Wing On Village and Sun Lung Village.

Conclusion

We sincerely urge the Town Planning Board to approve this application and recommend that the developer regularly report progress to the Rural Committee to ensure community interests are well protected. The residents of San Tin are keen to witness their hometown evolve alongside Hong Kong's technological development.

Yours sincerely,
Man Luk Sing, MH



Chairman, San Tin Rural Committee

c.c. Financial Secretary (Mr. Chan Mo Po Paul, GBM, GBS, MH, JP)

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

主題：支持「新田科技城創新科技中心」規劃申請（申請編號：A/YL-STT/26）

尊敬的委員會成員：

我是鴻日農莊的主理人黃展明（明哥），謹代表農莊全體成員，就信佳租務管理有限公司提交的「新田科技城創新科技中心」規劃申請（位於新田丈量約份第 99 鈔地段第 764 號餘段部分）表達全力支持。

1. 現有合作關係與再生農業成果

申請人的伙伴公司利榮發展有限公司一直以來非常支持鴻日農莊，因為他們以極優惠價錢出租土地給農莊發展可持續農業，因此農莊才能營運「We Gen Farming 再生農業計劃」處理美心集團的餐前廚餘，並轉化為本地再生農作物。2024 年，農莊接收逾 20 公噸廚餘，產出約 8 公噸獲「零農藥殘留認證」的時令蔬果，供應予美心集團及 30 多間院校機構。此合作不僅減少碳排放，更推動香港低碳飲食文化。

2. 支持發展項目的理由

- **優先租賃承諾：**申請人承諾若項目獲批，將優先租賃保育土地予鴻日農莊，延續可持續農業營運。此安排能緩解農莊因新田科技城發展面臨的收地壓力，並保留珍貴耕地資源。
- **產業協同效應：**項目規劃中的「生態景觀區」與農莊理念契合，可結合智慧農業技術（如屋頂農場、水資源過濾系統），打造「生產-科研-教育」一體的綠色樞紐，響應政府「北都農業優先區」政策。
- **社區價值延續：**農莊現為本地餐飲及學府提供健康食材，項目落地後可擴大供應鏈，惠及科技園員工及居民，促進城鄉共融。

3. 對規劃願景的期許

我們欣見申請方案納入濕地緩衝帶、生物廊道等生態設計，並願配合技術評估，確保農業活動與周邊自然棲息地和諧共存。農莊亦樂意參與項目的訪客教育中心規劃，分享再生農業經驗。



總結

此項目不僅為創新科技提供空間，更透過公私協作保全農業資源，創造多贏局面。懇請貴會考量鴻日農莊的實務經驗與訴求，批准是項申請，讓香港在發展與保育間取得平衡。

謹此致意，

黃展明（明哥）

鴻日農莊主理人

聯絡電話：[REDACTED]

電郵：[REDACTED]

日期：2025 年 6 月 30 日

For and on behalf of
Hung Yat Farm Limited
鴻日農莊有限公司
.....
Authorized Signature(s)



利榮發展有限公司

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 16 樓

主題：全力支持「新田科技城創新科技中心」規劃申請（申請編號：A/YL-STT/26）

尊敬的委員會成員：

本公司於新田科技城周邊擁約一些農地，就信佳租務管理有限公司提交的「新田科技城創新科技中心」規劃申請（位於新田丈量約份第 99 鈔地段第 764 號餘段部分），表達堅定支持。

1. 業權人立場與土地現況

作為新田地區農地持有人，本公司長期關注北部都會區發展規劃。我們持有的農地主要分佈於新田科技城規劃範圍內及周邊地帶，目前多數土地處於閒置或低效利用狀態。我們認同政府推動創新科技發展的戰略方向，同時重視農業資源的可持續利用。

2. 支持發展項目的關鍵理由

2.1 活化閒置土地，創造更高價值

- 現有農地因基礎設施不足及市場需求變化，難以維持傳統農業經營
- 項目提出的「創新科技+現代農業」混合發展模式，能有效活化閒置農地資源
- 4.24 倍地積比的規劃參數，符合土地最佳利用原則

2.2 完善的農地補償與重置安排

- 申請人承諾優先考慮安置受影響農戶（如鴻日農莊）
- 項目將保留 30% 用地作為生態緩衝區，其中部分可用於現代化農業經營



2.3 帶動區域升級，提升土地價值

- 項目作為新田科技城首個私營主導開發案，將顯著改善周邊基礎設施
- 創新科技產業進駐將提升區域形象，帶動剩餘農地的轉型增值
- 符合政府「片區開發」政策方向，可作為農地轉型示範案例

本公司願意配合政府規劃，在獲得合理補償前提下，釋出土地支持科技城發展。我們相信此項目能實現以下多重效益：

- ✓ **經濟效益**：創造 5,000 個以上科技就業崗位
- ✓ **環境效益**：通過濕地補償計劃提升生態價值
- ✓ **社會效益**：保留農業元素，促進城鄉共融

總結

此項目平衡發展與保育需求，為新田農地轉型提供可行方案。懇請貴會加快審批，讓業權人能早日參與這項具里程碑意義的發展計劃。

謹此致意，

利榮發展有限公司



日期：2025 年 6 月 28 日

聯絡電話：[REDACTED]

電郵：[REDACTED]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 250702-154046-99423

提交限期
Deadline for submission: 02/07/2025

提交日期及時間
Date and time of submission: 02/07/2025 15:40:46

有關的規劃申請編號
The application no. to which the comment relates: A/STT/26

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Shirley YU

**意見詳情
Details of the Comment :**

主題：全力支持新田科技城創新科技中心規劃申請（申請編號：A/YL-STT/26）
 尊敬的城市規劃委員會成員：
 作為一家新界土地管理公司，威名集團有限公司（以下簡稱"威名"）現就Kenwell Limited提交的"新田科技城創新科技中心"規劃申請（位於新田丈量約份第99地段第764號餘段部分），表達我們的堅定支持。

1. 威名集團的行業視角
 威名集團目前在新田科技城範圍和週邊地區管理超過20萬平方呎的棕地，服務包括建築棚架、渠務工程公司及地盤施工設備供應公司、環保回收等各類租戶。我們深刻理解香港倉儲土地面臨不足的挑戰：

- 現代化工業及倉儲空間嚴重短缺
- 現有工業區設施老化，無法滿足新經濟需求
- 北部都會區發展帶來的產業升級壓力

2. 支持本項目的具體理由
 支持理由如下：

1. 解決行業痛點

- 項目提供691,498平方呎現代化空間（含智能倉庫、研發實驗室及數據中心），可有效緩解優質工業空間短缺
- 4.24的容積率設計實現土地高效利用

2. 創造協同效應

- 項目與我司鄰近物業可形成產業集群效應
- 低空經濟設施特別適合我們的無人機物流租戶進行測試
- 59,544平方呎員工宿舍規劃將改善工業區住房配套不足現狀

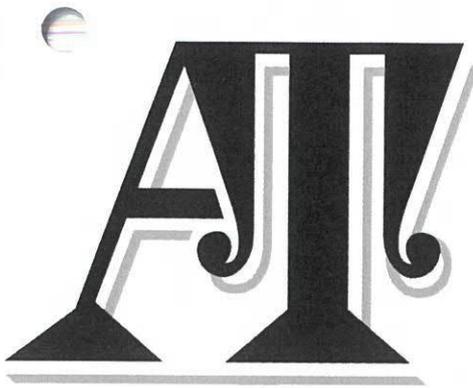
3. 商業合作機會
 我們可與申請方作出以下合作：

- 參與項目後期營運管理
- 引薦優質租戶資源
- 共同開發智能倉儲管理系統

優化建議：

1. 建議將商業區塊餐飲配套比例提升至15%
2. 優化貨運車輛進出設計
3. 預留空間發展垂直農業等創新業態

此項目完美契合香港"再工業化"戰略，懇請貴會予以批准。我們期待參與其中，共同推動新田地區產業升級。
 如需進一步資料，請隨時與我們聯繫。



ALEX TO & CO. SOLICITORS
杜亮邦律師事務所

Our Reference : AT/OFFICE/AL
本行檔案編號

Your Reference : A/STT/26
貴行檔案編號

Date : 1 July 2025
日期

Please reply to : Mr. Alex To /
請回覆 Mr. Alvin Leung

BY FAX (2877-0245) & BY HAND

Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong

Dear Sirs,

**Re: Broad Development Parameters of the Applied Use/Development in respect of
Application No. A/STT/26
Location: Lot 764 RP (Part) in D.D. 99, San Tin, Yuen Long, New Territories**

We have instructions to act for Mr. Man Whi Chung, Mr. Man Kwok Tong, Mr. Man Lee Keung and Mr. Tsui Sai Wing in the captioned matter.

We are instructed to submit our clients' comments on the captioned application on their behalfs and enclose herewith the four written comments made by Mr. Man Whi Chung, Mr. Man Kwok Tong, Mr. Man Lee Keung and Mr. Tsui Sai Wing for the Board's consideration. For the Board's reference, we are instructed by our clients to provide our firm's fax number email address for future correspondence. Should you have any query, please do not hesitate to contact our Mr. Alvin Leung.

Thank you for your kind attention herein.

Yours faithfully,



ALEX TO & CO. SOLICITORS

AT/AL
Encl.

Principal: Alex To Leong Pong 杜亮邦律師
Associate Solicitor: Chiu Chor Kei 招楚琪律師
Associate Solicitor: Wang Ho Yin Patrick 王焯賢律師
Associate Solicitor: Li Tsun Yin 李臻彥律師

Consultant: Leung Wing Fung 梁永鋒律師
Consultant: Yuen Siu Chi 袁少芝律師
Consultant: Cheng Hei Chung Bernard 清晞誦律師

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A15T7126

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

Please refer to the attached comment.

「提意見人」姓名／名稱 Name of person/company making this comment Man Wai Chung
簽署 Signature  日期 Date 1-7-2015

Comment to the Town Planning Board
Objection to the Section 16 Planning Application by Kenwell Limited for
Proposed Development at Lot 764 RP in D.D. 99, San Tin

Application No.: A/STT/26

Plan Area: San Tin Technopole

Location: Lot 764 RP (Part) in D.D. 99, San Tin, Yuen Long, New Territories

I. Introduction

1. I am a member of Man Shui Tong Wui (文水塘會) (the “**Wui**”), the registered owner of Lot 764 RP (Part) in D.D. 99, San Tin (the “**Application Site**”).
2. This submission is made pursuant to the statutory right to object to a planning application under section 16 of the Town Planning Ordinance (Cap. 131), in response to the application (Application No. A/STT/26) submitted by Kenwell Limited (the “**Applicant**”) for the development of an Innovation and Technology Hub on the Application Site (the “**Application**”).
3. This objection is premised on decisive legal and factual grounds. The Applicant has misrepresented material facts in various parts of its Planning Statement, including its relationship with the landowner and its operational history. It has falsely claimed to have secured the requisite consent or delegation from the registered owner. These assertions are demonstrably false and contradicted by public records, legal documents, and ongoing litigation.
4. Furthermore, the Applicant relies on a tenancy agreement purportedly granted by two individuals, namely Man Ping-Nam and Man Tai-Sang (as noted in paragraph 2.4 of the Planning Statement) who claim to act on behalf of the Wui. However, the authority of those individuals to grant a tenancy or authorise

development is the subject of ongoing High Court litigation (HCA 1207 of 2023) and core issues in some other District Court and High Court Actions. That agreement is being actively challenged on the basis that it was entered into without authority, in breach of existing tenancy rights, and in violation of the Wui's customary governance structure. The Applicant was fully aware of the fact that the aforesaid issues will be determined by the Court when the Application was made.

5. I further set out below that the Wui has been operating for decades without a quorum of managers since the late 1990s. There has been no valid appointment of a third manager since the death of Mr. Man Yung Kwai, and the Government has declined to release compensation for land resumption due to this irregularity. These facts demonstrate that the Wui is not in a position to lawfully authorise the Applicant or any third party to develop the land.
6. Against this background, I respectfully submit that the Planning Application is procedurally defective and legally unsustainable and should be rejected or deferred pending resolution of the ongoing legal proceedings. I now set out the details of our objections.

II. The Applicant's False Claims of Ownership and Notification

7. In Item 5 of Form S16-1, the Applicant asserts that it has taken "reasonable steps to obtain consent of or give notification to" the landowner. This is also false. I confirm that I, as a member of the Wui and a lawful tenant on the Application Site, received no such notification and was never consulted. To my knowledge, no member meeting was held, nor was any resolution passed authorising the submission of the Application.
8. The Applicant's claimed authority is based on a tenancy agreement dated 23 June 2023, signed by Mr. Man Ping Nam and Mr. Man Tai Sang, two of the three

managers of the Wui. As I will set out below, the authority of these individuals to act on behalf of the Wui is highly contested and is the subject of active litigation.

III. Misrepresentations in the Planning Statement

10. The Planning Statement submitted by the Applicant contains several statements that are untrue, misleading, and unsubstantiated claims.

11. In paragraph 1.19, the Applicant states that:

“the sole management company appointed by the land owner of the Application Site for the development of the proposed I&T hub.”

This statement is incorrect. The Wui has never appointed Kenwell Limited as its sole management company. No such resolution was passed, no meeting was convened, and no written authority was ever granted. I have previously sought legal advice and consulted an expert on the Wui’s customary practices. I was advised that while a Wui manager may handle day-to-day matters concerning the use of land, any significant project that may affect the interests of its members, such as the one here, requires a formal meeting to be convened for discussion and resolution. No such meeting or discussion has ever taken place. In any event, a decision made by only two of the three managers is invalid.

12. The same paragraph claims that the Applicant *“has been an operation management group of 5 major logistics sites in the San Tin area for over 25 years.”* This is factually inaccurate. Kenwell Limited was only incorporated in October 2017 and has not been operating in the area for 25 years. It is well known among individuals in San Tin, including business owners at the Application Site, that the site along with several other nearby sites, has historically been managed by myself and Fortune Nine (HK) Company Limited.

I have conducted various business activities in the San Tin area through this entity for many years, dating back to no later than 1990.

13. In paragraph 1.20, the Applicant further asserts that:

“The large-scale logistics hub (Site 5) managed by the Applicant and located at various lots in D.D. 99 and 102...”

This is another unverified and misleading statement. There is no evidence that Kenwell Limited manages any such logistics hub. The assertion appears to have been made to bolster the Applicant’s credibility, but in the absence of any supporting documentation, it must be treated as a misrepresentation.

14. In paragraph 1.25, the Applicant claims that:

“the Applicant, being the authorized representative of the subject lot (i.e. Lot 764 RP in D.D.99), has reached an agreement with the owner to develop the Application Site for the proposed I&T hub.”

This is legally incorrect. The so-called agreement is the tenancy entered into by two individuals who are not lawfully authorised to bind the Wui. Their authority is under judicial challenge, and the tenancy itself is being litigated in HCA 1207 of 2023 and HCA 126 of 2024 together with other court actions. The Applicant cannot rely on a disputed tenancy to claim it is the Wui’s authorised representative.

15. In paragraph 2.4, the Applicant refers to only two managers of the Wui. This omits the fact that the Wui has historically required three managers, and that the third position has remained vacant since the passing of Mr. Man Yung Kwai in 1998. The absence of a quorum renders many of the Wui’s decisions procedurally defective. I will explain further in section below.

16. In paragraph 2.5, the Applicant states that

“The Applicant is the authorized representative of the registered owners.”

Yet again, this is false. The Applicant has never been appointed by the Wui as its representative under correct procedure as explained above.

IV. Tenancy of Man Whi Chung with the Wui and the Disputed Tenancy Agreement

17. I or through my agent Fortune Nine (HK) Company Limited have been in lawful occupation of the Application Site since 1994. The right to occupy stems from a tenancy originally granted to my late father, together with other tenants, by the managers of Man Shui Tong Wui in 1986. That tenancy was for a fixed term of ten years.
18. Following the demise of my late father in 1994, and with the agreement of the Wui’s managers, I continued occupation of the Wui’s land and paid rent to it as directed by those managers. The tenancy was repeatedly renewed by conduct. At no time was any formal notice issued terminating the existing tenancy, nor was any replacement tenancy granted to another party prior to 2023.
19. On 23 June 2023, the two surviving managers of the Wui, namely Mr. Man Ping Nam and Mr. Man Tai Sang, purported to enter into a written tenancy agreement with Kenwell Limited. This was done unilaterally, without any consultation with the members of the Wui and without giving notice to me, despite my longstanding occupation of the Application Site. Crucially, the tenancy was granted solely by two individuals, even though the Wui has historically operated under a three-manager structure. The absence of a third manager calls into serious question the validity and authority of the purported grant.

20. This action was taken in breach of the tenancy rights and without authority from the Wui as a whole. It has resulted in a series of legal disputes between the Applicant, the Wui, my agent Fortune Nine (HK) Company Limited and me. These include High Court Action No. 1207 of 2023 (“**HCA 1207/2023**”).
21. In HCA 1207/2023, the main issue is whether I lawfully retain tenancy rights over the Application Site by virtue of novation and renewal, or whether the purported new tenancy granted to the Applicant is valid. That case is still pending before the Court.
22. To my knowledge, there are no fewer than eight legal proceedings currently pending that concern similar or related issues involving the Wui, its managers, the Applicant, and affected members. These cases include disputes over tenancy rights, governance, fiduciary duties of the two named managers, and exclusions of members from participating in Wui’s meeting.
23. Until those cases are resolved, it is premature and inappropriate for the Town Planning Board to proceed with the Application.

V. Lack of Quorum and Governance Failures in the Wui

25. The Wui is a traditional Chinese land-holding body recognised under section 15 of the New Territories Ordinance (Cap. 97). It has historically been managed by three individuals, who serve as trustees or managers to oversee land use, tenancy, and collective decision-making.
26. According to land search record of the Application Site, under Memorial No. YL125216 in 1949, the Wui was managed by four trustees. In 1991, under Memorial No. YL455387, two new managers, Mr. Man Ping Nam and Mr. Man

Tai Sang, were appointed, replacing three prior trustees. One trustee, Mr. Man Yung Kwai, remained in office.

27. Mr. Man Yung Kwai passed away in or around 1998. Since then, no replacement has been appointed.
28. This is contrary to the customary practice of the Wui, which requires three managers to ensure checks and balances. Senior members of the Man clan have consistently understood and expected that the Wui would be governed by more than two individuals.
29. The absence of a third manager has given rise to a serious governance vacuum. Decisions of major importance, including the grant of tenancies, appointment of representatives, and distribution of income, have been made unilaterally by the two remaining managers, without consultation or approval of the wider membership. For this reason, their authority is challenged by members of the Wui in the Court actions.
30. Despite repeated requests from members for a general meeting to be convened to address tenancy arrangements and the distribution of Government compensation, no such meeting has been held. The two managers have refused to engage with members or to regularise the Wui's management structure.

VI. Government Refusal to Release Compensation Due to Governance Issues

31. In 1996, the Government resumed approximately 417,310 square feet of Lot 764 D.D. 99 to facilitate the construction of a pump station, connecting road, and related drainage works for flood control in the San Tin area. The resumed area included part of a fish pond owned by the Wui.

32. The Government offered statutory compensation to the Wui for the land resumption, in the amount of HK\$95,282,272.50. However, that compensation has never been released.
33. Through years of discussions and correspondence between the Wui and the Government, it has become clear that the compensation has been withheld for two main reasons:
- (a) First, the Government requires that the Wui cancel the registration of the deceased manager, Mr. Man Yung Kwai, under section 15 of the New Territories Ordinance. Although the Wui has submitted his death certificate and given formal notice, the District Officer, Yuen Long has not approved the cancellation for want of resolution passed by members in a Wui's meeting.
 - (b) Second, the Government has cited the existence of internal "disputes over property rights" (業權爭拗) as a further reason for withholding payment. These include disputes over governance, tenancy, and the entitlement of members to share in the compensation.
34. In a letter dated 16 November 2016, the Lands Department confirmed that these issues must be resolved before the Wui's application for compensation can proceed. To date, no progress has been made, and the Wui remains in administrative deadlock.
35. The fact that the Government itself does not recognise the current managers as having capacity to act on behalf of the Wui for the purposes of receiving compensation further supports the proposition that they also lack authority to grant tenancy or authorise planning applications in absence of the third manager.

VII. Attempted Consolidation of Control and HCA 80/2025

36. On 15 January 2025, the two surviving managers of the Wui attempted to convene a general meeting to elect a third manager. However, that meeting was called without proper consultation and imposed restrictive conditions that excluded members of San Wai (新圍), Shui Dik Chung (水的涌), Min Chin Wai (面前圍) and Wai Chai (圍仔) whose ancestors agreed that their lots of land in Lot 764 D.D. 99 be managed by the Wui (the “24 Shek Members”), a group of longstanding stakeholders with recognised but unregistered interests.
37. The 24 Shek Members have historically received rental income from the Wui and was recognized as its members. Their exclusion from the meeting, including from voting and nomination rights, was procedurally unfair and appeared designed to prevent dissent.
38. Of particular concern is that the only nominee for election as the new manager was Mr. Man Chiu Tai (文招泰), who is a shareholder and a director of the Applicant. This raises serious concerns about conflicts of interest and the risk of consolidating control over the Wui under parties aligned with the Applicant.
39. The agenda of the proposed meeting was arbitrarily confined to the election of a third manager, members were not afforded any opportunity to raise or discuss other pressing matters, including the circumstances surrounding the purported tenancy granted to the Applicant, or the longstanding failure of the current managers to account for the Wui’s rental income and financial affairs.
40. In response, a number of Wui members commenced legal proceedings in the High Court (HCA 80 of 2025), seeking an injunction to restrain the holding of the meeting. The Court granted an interim injunction, recognising the seriousness of the governance issues and procedural irregularities.

41. This episode confirms that the internal governance of the Wui is in a state of crisis. The Applicant's claim to have been lawfully appointed or authorised by the Wui cannot be accepted, particularly when such authorisation stems from a highly contested and dysfunctional management process.

VIII. Summary of Grounds for Objection

42. Based on the facts and circumstances set out above, members of the Board can see that there are multiple, serious, and unresolved legal issues which render the Application fundamentally defective.
43. To summarise:
- (a) The Applicant has not obtained valid consent from the landowner (namely the Wui), and its claim to have taken reasonable steps to notify or consult the landowner is false;
 - (b) The Applicant has made material misrepresentations in the Planning Statement, including false claims about its operational history, its status as an authorised representative, and its relationship with the Wui;
 - (c) The tenancy agreement on which the Applicant relies is invalid, entered into unilaterally by two individuals who lacked the legal authority to bind the Wui, and is the subject of ongoing litigation in HCA 1207/2023;
 - (d) The Wui has operated without a quorum. There has been no valid appointment to replace the deceased third manager, and the Wui's internal structure remains unlawful and non-compliant with its historical governance model;
 - (e) The Lands Department has refused to release Government compensation to the Wui due to the unresolved managerial vacancy and ongoing

disputes over property rights. This confirms that Government departments do not recognise the Wui's current management as having legal capacity to act on its behalf; and

- (f) The attempted appointment of a third manager in January 2025 was carried out without notice to all members and imposed restrictions that excluded longstanding stakeholders. Legal proceedings (HCA 80 of 2025) are ongoing, and an injunction has already been granted.

IX. The Application Is Premature and Should Not Be Considered

- 44. I am a supporter of the development of San Tin area. Yet, the Town Planning Board is not a forum for resolving disputes over ownership, tenancy, or internal governance. Those matters are properly before the High Court and must be determined in accordance with Hong Kong law.
- 45. As of the date of this comment, there are at least eight legal proceedings pending that go directly to the question of who has the authority to represent or act on behalf of the Wui. These include disputes over tenancy, breach of fiduciary duty, exclusion of members, and the appointment of new managers.
- 46. Until those proceedings are resolved, it is inappropriate and legally unsafe for the Town Planning Board to assess or approve any planning application involving the Application Site. Doing so would risk prejudicing the rights of parties currently before the court and could result in approvals being granted to parties who have no lawful authority to act upon them.
- 47. In my view, proceeding with the Application at this time would also set a highly dangerous precedent, permitting third parties to obtain planning approvals while their tenancy or ownership rights are still under judicial challenge.

X. My Formal Request to the Board

48. I therefore respectfully request that the Town Planning Board should give due consideration to what has been stated in this comment before considering the Application.
49. In the alternative, it might be a proper course for the Board to take to defer consideration of the application until the relevant legal proceedings have been concluded and the true legal status of the Applicant, and the lawful authority of the Wui's managers, has been resolved by the High Court.
50. I submit this comment not only to protect the interest of the members of the Wui, but to uphold the integrity of the planning process and ensure that decisions of public importance are made based on proper legal authority, full disclosure, and procedural fairness.
51. I am willing and prepared to provide supporting documentation, court pleadings, or further submissions if the Board requires clarification or evidence of the matters raised above.
52. I trust the Board will give this comment careful consideration and to deliberate the Application that is so clearly tainted by legal uncertainty and factual misrepresentation.

Submitted by Man Whi Chung

Date: 1 July 2025

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A15T1126

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

Please refer to the attached comment

「提意見人」姓名／名稱 Name of person/company making this comment Man Kwok Tong
簽署 Signature [Signature] 日期 Date 1-7-2025

Written Comment on Section 16 Planning Application

Application No.: A/STT/26

Applicant: Kenwell Limited

Application Site: Lot 764 RP in D.D. 99, San Tin

A. INTRODUCTION AND INTEREST IN THE LAND

1. My name is Man Kwok Tong. I am a registered member of Man Shui Tong Wui (the “Wui”), and I hold part of the 48 Shek in the Wui’s traditional land interest, including in Lot 764 RP in D.D. 99, San Tin (the “**Lot**” or “**Application Site**”).
2. I have been a member of the Wui since 1997, and I have received rental income and participated in matters relating to the Wui’s land through customary practice. I reside in the New Territories and remain actively involved in discussions with other members of the Wui.
3. I submit this written comment in response to the planning application submitted by Kenwell Limited (the “**Applicant**”) under section 16 of the Town Planning Ordinance. I do so based on my own knowledge, my role as a Wui member.

B. BACKGROUND: MAN SHUI TONG WUI AND THE LOT

5. The Wui is a long-standing traditional institution of members of the Man clan in San Tin. It has existed for generations. The Wui has historically owned and managed land in San Tin, including the Application Site, for the collective benefit of its members.
6. The Wui is registered under section 15 of the New Territories Ordinance (Cap. 97) and is managed by persons known as “managers”. These managers are

expected to act in accordance with customary practice, legal obligations, and the interests of the Wui members.

7. The Application Site is one of the Wui's most significant assets. It has long been leased out for rental income, which is to be shared among members according to their entitlement.
8. Historically, the Wui has always had three managers. However, since the death of Man Yung Kwai in the mid-1990s, only two managers: Man Ping Nam and Man Tai Sang have remained in office. To date, no replacement manager has been appointed, despite repeated concerns raised by members, including myself.
9. This failure to replace the third manager is not merely a procedural oversight. It has severely weakened the internal checks and balances within the Wui and has enabled the two surviving managers to act without proper authority, including in relation to the current planning application and the tenancy granted to the Applicant.

C. THE GRANT OF TENANCY TO KENWELL LIMITED

10. On or about 23 June 2023, the two surviving managers, acting without the third manager and without notifying or consulting any of the members, entered into a tenancy agreement with the Applicant, covering all of the Wui's land, including the Application Site.
11. The tenancy terms unusually granted Applicant full occupation rights over the Wui's land and, more alarmingly, included an "Authorisation" document purporting to give the Applicant the power to act as the Wui's "全權代表" or full representative in dealing with government departments and even attending court hearings on behalf of the Wui.

12. I was never informed of these arrangements prior to their execution. Nor were any other members I have spoken to. The tenancy and authorisation were signed entirely behind closed doors, without any meeting, vote, or disclosure to the Wui's members. This is the subject matter in the pending litigation between members of the Wui and the said two managers.
13. The effect of the Authorisation is, in my view, a complete abdication of managerial responsibility by the two surviving managers. It allows a private company, not affiliated with the Wui and not answerable to its members, to act in the Wui's name on matters of land use and legal representation.
14. I do not accept that the surviving managers had the legal authority to grant such powers to the Applicant. Nor do I believe that such delegation is consistent with the customary practices or fiduciary duties expected of the Wui's managers.

D. LACK OF CONSULTATION, TRANSPARENCY, AND ACCOUNTABILITY

16. One of my primary concerns is the complete lack of consultation with Wui members regarding both the tenancy granted to the Applicant and the planning application now under consideration. As a member of the Wui, I was never informed of the proposal to lease out the entire Lot, nor was I aware of the intention to appoint the Applicant as the Wui's representative.
17. The two surviving managers have not convened any formal meeting of the Wui's members for years. No meeting was held to approve the Kenwell Tenancy. No minutes were circulated. No explanation was provided.
18. The practice of keeping members in the dark has become deeply entrenched. Even after I became aware of the tenancy with the Applicant, I received no

update on whether rent was being paid, how it was being distributed, or whether the Wui had received any benefit at all from this arrangement.

19. I have since learned that, despite the Kenwell Tenancy stipulating a monthly rent of HK\$571,670, other members and I have received no rental income. This is in stark contrast to the previous arrangement, under which I regularly received rent from the long-time tenant, Mr. Man Whi Chung, or his agent, Fortune Nine (Hong Kong) Limited.
20. I have seen with my own eyes rental receipts signed by Mr. Man Ping Nam acknowledging rent received from Mr. Man Whi Chung. These payments were made consistently and accounted for. I cannot understand why the managers would terminate a long-standing tenancy arrangement that benefited members, but only to replace it with one that has resulted in no payments and no accountability.

E. ELECTION OF MANAGERS AND EXCLUSION OF MEMBERS

23. In January 2025, the two surviving managers issued a Notice convening a meeting to elect a “third manager” of the Wui. At first glance, this might appear to be a step in the right direction. However, I soon realised that the process was deeply flawed and clearly designed to exclude certain members and entrench the current managers’ control.
24. The Notice stated that only members with an “entitlement book” issued by the current managers would be allowed to vote or stand as candidates. This clause effectively excluded members of San Wai (新圍), Shui Dik Chung (水的涌), Min Chin Wai (面前圍) and Wai Chai (圍仔) the 24 Shek Members whose ancestors surrendered their lots of land in Lot 764 D.D. 99 to the Wui for management (the “**24 Shek Members**”), a group of members, including myself,



whose rights have long been recognised by the Wui but who are not recorded in the entitlement book controlled by the managers.

25. In other words, the managers used their control over registration records to disenfranchise members they disagreed with, while limiting the meeting's agenda to a single item: electing one new manager. No discussion of rental income, the Application, or financial reporting was permitted. I found this to be highly suspicious.
26. Furthermore, I have learned that one of the proposed candidates for the new manager position was Mr. Man Chiu Tai, who, according to the company search records, is a shareholder and director of the Applicant. This raises a serious conflict of interest. If elected, Mr. Man Chiu Tai would be in a position to ratify the Kenwell Tenancy, despite being financially connected to the tenant.
27. However, the broader structure of the meeting — with its limited agenda and selective eligibility criteria — meant that many members were prevented from participating altogether. I was later informed that some members had written to the District Land Office to protest the exclusionary nature of the meeting. I support their objection.

E. LEGAL PROCEEDINGS AND RELEVANCE TO THE PLANNING BOARD

29. In light of all the above, I together with other members of the Wui commenced High Court Action No. HCA 80/2025 as plaintiffs. The purpose of that action is to restrain the two managers from continuing to act unilaterally, to contest the legality of the Kenwell Tenancy, and to seek proper accounting of the Wui's financial affairs.

30. These proceedings remain ongoing. They concern, among other things, the validity of the tenancy granted to the Applicant, the authority of the managers to delegate powers to the Applicant.
31. I respectfully submit to the Town Planning Board that it would be inappropriate and premature to approve a planning application based on a tenancy that is currently being challenged in court.
32. The question of whether the Applicant is lawfully in possession of the land, and whether it has the authority to act on behalf of the Wui in planning matters, is not yet resolved. The Board should not be asked to make planning decisions that may later be rendered invalid by a court ruling.

F. MISREPRESENTATIONS AND CONCERNS WITH THE PLANNING APPLICATION

33. Based on the materials I have reviewed, including the planning application and supporting documents submitted by the Applicant, I am deeply concerned that the Application contains misleading statements and material omissions.
34. For example, the Applicant claims in its Planning Statement to have “managed” the Application Site and other logistics sites in the San Tin area for over 25 years. This is simply not true. I have been a member of the Wui since 1997 and have never known the Applicant to be involved in any capacity, whether as tenant, manager, or operator of the Lot.
35. In fact, the Applicant only appeared on the scene in mid-2023, after entering into the tenancy agreement purportedly granted by the surviving managers of the Wui. Since then, their staff or representative acting on its behalf has appeared at the Application Site, not to manage it, but to pressure existing tenants, including

long-standing occupiers who have been paying rent to the tenant of the Wui for decades, to enter into new tenancy agreements with the Applicant or vacate the premises.

36. I have heard credible accounts from multiple tenants occupied the Applicant Site that the Applicant's representatives have engaged in threats, obstruction, and disruption. These include:

- (1) Blocking tenant access by placing containers or concrete barricades;
- (2) Threatening to cut off electricity or utilities;
- (3) Attempting to coerce tenants into signing new agreements under duress.

37. These actions are entirely inconsistent with the role of a responsible land manager or lawful tenant. These are tactics aimed at establishing control by force or intimidation, not by consent or legal right.

38. Yet, the Applicant presents itself to the Town Planning Board as a long-standing, legitimate operator with full authority to develop and manage the Application Site. This misrepresentation, if accepted without scrutiny, would risk endorsing and legitimising unlawful conducts and prejudicing the rights of both Wui members and existing tenants.

39. I also note that the application makes no mention of the long-standing tenancy arrangements with Mr. Man Whi Chung and other parties, nor of the fact that the Kenwell Tenancy and Authorisation are under legal challenge in the High Court. This lack of transparency undermines the integrity of the Application.

G. PUBLIC INTEREST IMPLICATIONS

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40. The Application Site is not an ordinary private plot. It is part of a large area of land in the San Tin Technopole and Northern Metropolis, a public initiative guided by policy, statutory planning, and community interest.
 41. The Town Planning Board has a responsibility not only to consider the technical merits of an application, but also to ensure that planning decisions are based on lawful land tenure, truthful disclosure, and respect for existing rights and interests.
 42. If the Board were to approve this application while the legal status of Kenwell's tenancy is still being challenged in court, it would send the wrong message to the public that procedural fairness and transparency are secondary to expediency.
 43. Worse still, it risks facilitating a situation in which a private company can displace tenants and override traditional land governance structures by simply obtaining the signature of two managers acting without accountability to their members.
 44. I respectfully submit that this would set a dangerous precedent, particularly in the context of land held by traditional rural institutions such as the Wui. The planning process should not be used to validate or entrench disputed legal arrangements, especially where serious concerns have been raised about misconduct and lack of consultation.

H. REQUEST FOR THE BOARD'S CONSIDERATION

45. I do not make these comments lightly. I have been a member of the Wui for more than 25 years and I have always believed that our land should be managed in a way that is fair, transparent, and respectful of our shared interests.

46. I indeed am a support of the development of San Tin Technopole and Northern Metropolis. . Yet, development must be based on lawful authority, proper process, and genuine community consensus. In this case, none of those conditions have been met.

47. I therefore respectfully invite the Town Planning Board to:

- (1) Closely examine the legal basis on which the Applicant claims to be the lawful occupier and applicant;
- (2) Take note of the ongoing legal proceedings in HCA 80/2025, in which I am a party;
- (3) Withhold any decision or approval until the court has determined the lawfulness of the tenancy and the authority of the current managers;
- (4) Require full disclosure of all relevant facts, including the history of tenancy, the delegation of powers to the Applicant, and the exclusion of Wui members from decision-making.

I. CONCLUSION

48. The matters raised in this submission are not theoretical. They concern real people, real land, and real rights. As a legitimate member of the Wui, I have a direct and substantial interest in how the Application Site is used, who controls it, and whether members like myself are afforded the transparency and respect we are entitled to.

49. What has happened since June 2023, the secretive granting of a new tenancy, the delegation of all representative powers to a private company, the lack of rent distribution, and the exclusion of members from participation in key decisions reflects a serious breakdown in the Wui's internal governance. It also raises deep concerns about whether the planning system is being manipulated to give a veneer of legitimacy to an unlawful occupation.

50. I respectfully submit that the Town Planning Board should not allow its statutory role to be used in this way. The planning process must remain rooted in lawfulness, procedural fairness, and respect for affected stakeholders. In the present case, all of those elements are absent.
51. I am also mindful that legal proceedings are ongoing in the High Court (HCA 80/2025), in which I am a named plaintiff. These proceedings directly challenge the validity of the Applicant's tenancy and the authority of the two surviving managers to have acted as they did. The outcome of those proceedings is essential to determining who has the lawful right to make planning-related decisions over the land.
52. It is therefore my respectful view that any planning application premised on that tenancy must be put on hold until the legal issues are resolved. To proceed otherwise would risk prejudicing the rights of beneficiaries, endorsing acts currently under legal challenge, and damaging (1) the integrity of the planning system and (2) the well-established system of the rules of Law.

J. FINAL REMARKS

53. I thank the Town Planning Board for the opportunity to submit this written comment.
54. I remain willing to provide further information or documents upon request. I hope the Board will take these matters into account.

Submitted by:

Man Kwok Tong

Date: 1 July 2025



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

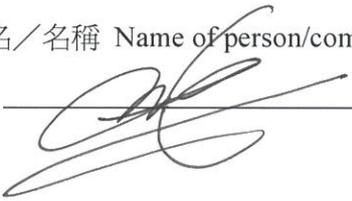
有關的規劃申請編號 The application no. to which the comment relates A/STT/26

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

Please refer to the attached comment.

「提意見人」姓名／名稱 Name of person/company making this comment Man Lee Kenny

簽署 Signature  日期 Date 1-7-2025

Written Comment on Section 16 Planning Application

Application No.: A/STT/26

Applicant: Kenwell Limited

Application Site: Lot 764 RP in D.D. 99, San Tin

A. BACKGROUND

1. I, Man Lee Keung, am a descendant and member of the Man clan in San Tin. I am one of the managers of a traditional tso, namely, Kuen Ping Tso (“權平祖”) which holds an interest in the land historically held and managed by Man Shui Tong Wui (文水塘會) (the “Wui”). Simply put, Kuen Ping Tso (“權平祖”) is one of the members of San Wai (新圍), Shui Dik Chung (水的涌), Min Chin Wai (面前圍) and Wai Chai (圍仔) whose ancestors agreed that their lots of land in Lot 764 D.D. 99 (the “**Application Site**”) be managed by the Wui (the “**24 Shek Members**”), a group of longstanding stakeholders with recognised but unregistered interests.
2. Although our entitlements are not recorded in the formal Entitlement Book kept by the two surviving managers, our interests have long been acknowledged in practice, and we have received rental income accordingly for decades. Our interests are also detailed in official documents, including submissions made to the District Office, the Lands Department, and in High Court proceedings in HCA 80/2025, to which I on behalf of Kuen Ping Tso (“權平祖”) am a supporting party.
3. I now submit this written comment to express my serious concerns regarding the Planning Application submitted by Kenwell Limited (the “Applicant”), and to respectfully request that the Town Planning Board give due consideration to the legal, historical, and factual issues surrounding the Application Site.

B. BACKGROUND ON THE 24 SHEK AND THE WUI

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5. The history of the Wui and the 24 Shek is well documented. The Wui was established to pool the land interests of different Man clan subgroups in San Tin, including members of the following unincorporated associations:
 - (1) San Tin Man San Wai (新田文新圍)
 - (2) San Tin Man Min Chin Wai (新田文面前圍)
 - (3) San Tin Man Shui Dik Chung (新田文水的涌)
 - (4) Wai Chai (圍仔)

 6. The existence and legitimacy of the 24 Shek Members have been recognized through:
 - (1) Government registration documents submitted in the early 1990s;
 - (2) Letters to the District Officer and Lands Department;
 - (3) Rental receipts issued to 24 Shek Members by Mr. Man Whi Chung;
 - (4) Statutory declarations made by 24 Shek Members;
 - (5) Proposed settlement discussions with the Wui's managers;
 - (6) And most importantly, the current pending High Court proceedings in HCA 80/2025 and HCMP 1041/2024.

 7. For decades, 24 Shek Members, myself included, have been treated as beneficiaries of the Wui, receiving rental income and participating informally in the affairs of the Wui. We have also contributed efforts to maintain harmony and resolve disputes internally.

C. CONCERN OF THE APPLICANT'S STATUS AND THE PLANNING APPLICATION

9. In or about 23 June 2023, the two surviving managers, having failed to fill the long-vacant position of the third manager and without any consultation with the 24 Shek Members or even the broader 48 Shek members, proceeded to execute



a tenancy agreement granting the Applicant full occupation of the Wui's land, including the Application Site.

10. That tenancy agreement was accompanied by an authorisation letter purporting to delegate to the Applicant the power to act on behalf of the Wui before government bodies and in legal matters.
11. The 24 Shek Members were never informed, never consulted, and never consented to this arrangement. The decision was made solely by two managers acting without a third manager, a position that has remained vacant since the death of Mr. Man Yung Kwai in the 1990s.
12. Since the signing of the Kenwell tenancy, I and many other 24 Shek Members have ceased receiving rental income. We have also observed the Applicant's increasingly aggressive conduct, including their attempts to:
 - (1) Pressure existing tenants to sign new tenancy agreements with the Wui;
 - (2) Discredit long-standing tenancies, including that of Mr. Man Whi Chung;
 - (3) Interfere with peaceful occupation and operation of workshops on the Lot.
13. The Applicant's planning application makes no mention of these disputes, nor of the ongoing legal proceedings in HCA 80/2025 or HCMP 1041/2024. The application is based on a tenancy agreement that is under legal challenge, and which was entered into in a manner that is deeply controversial and possibly ultra vires.

D. MISREPRESENTATION AND EXCLUSION OF 24 SHEK MEMBERS

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14. The Applicant claims in its planning materials to have “managed” the Application Site and other logistics centres in the San Tin area for over 25 years. This statement is factually untrue and highly misleading.
 15. As someone with a long-standing connection to the Application Site, I can confirm that the Applicant only appeared in 2023, after entering into the tenancy agreement purportedly granted by the surviving managers of the Wui. Prior to that, the land had been managed and occupied by various licensees and tenants, including members of our Man clan, for decades, with rent distributed among both registered and unregistered (24 Shek) members.
 16. To my knowledge, the Applicant has no historical involvement in the Application Site, and its claim to authority stems solely from the disputed tenancy agreement signed behind closed doors by two managers acting without the knowledge or consent of the wider Wui membership.
 17. Worse still, the tenancy agreement and authorisation contain statements that falsely describe the past tenancy history, including assertions that no proper tenancy was granted since 1987 and that persons like Mr. Man Whi Chung were merely “unauthorised occupants.” This is demonstrably false.
 18. As shown in rental receipts, internal correspondence, and statutory declarations, Mr. Man Whi Chung and others were long recognised as legitimate tenants. They paid rent, distributed it to members (including 24 Shek Members like Kuen Ping Tso (“權平祖”)), and were in many cases instructed directly by the Wui’s managers to handle matters on the Wui’s behalf.
 19. These facts have been deliberately omitted from the planning application. The Applicant has chosen to rely on a narrative that erases the 24 Shek’s long-established interests and pretends that the Wui was inactive for decades until the Applicant stepped in.



**E. IMPROPER MEETING ARRANGEMENTS AND
DISENFRANCHISEMENT**

20. In December 2024, the two surviving managers of the Wui issued a Notice convening a members' meeting to be held in January 2025. The purpose of the meeting was to elect a third manager. However, the meeting was structured in a way that deliberately excluded 24 Shek Members, including Kuen Ping Tso (“權平祖”).
21. The Notice stated that only persons listed in the Entitlement Book issued by the managers would be eligible to attend, nominate, or vote. As the 24 Shek interests are not recorded in that book, despite being recognised by long-standing practice and government records, we were effectively excluded from participation.
22. Further, the Notice stated that no other matters would be discussed at the meeting, including the very issues that concern us most: the disputed tenancy, the failure to distribute rental income, and the lack of an account of the Wui's finances.
23. This exclusion is not only unreasonable, it is unlawful. We are beneficial owners of the Wui's land and have been acknowledged as such through decades of conduct, rental payments, and correspondence. To bar us from voting, speaking, or standing for election is to deny our legal rights and erase our interests.
24. The Applicant's planning application is built upon this flawed and exclusionary process. It relies on a tenancy agreement that was never approved by the full body of Wui members, and it is now being promoted through governance arrangements that systematically shut out dissenting voices like ours.

F. LEGAL PROCEEDINGS AND UNRESOLVED ISSUES

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25. Due to these serious irregularities, I support the legal proceedings now underway in HCA 80/2025, in which several Wui members (including both 48 Shek and 24 Shek members) are seeking:
- (1) To restrain the current managers from acting beyond their powers;
 - (2) To challenge the validity of the tenancy granted to the Applicant;
 - (3) To require the managers to account for rent and compensation received;
 - (4) And to ensure that all members, including the 24 Shek Members, are consulted and recognised.
26. These proceedings remain active and unresolved. The Applicant's authority to act as tenant, as representative of the Wui, or as applicant for planning permission, is entirely dependent on the outcome of these proceedings.
27. In fact, the managers themselves have commenced a separate litigation (HCMP 1041/2024) seeking declarations from the Court as to whether the Wui's interests are confined to the 48 Shek or whether they include the 24 Shek Members. This shows that even the managers do not claim to have certainty on this issue, and yet they have proceeded to let the land and support a planning application as if there were no dispute at all.
28. It is inappropriate and premature for the Town Planning Board to consider granting approval for development on land that is the subject of ongoing litigation, disputed tenancy, and contested ownership.

G. COURT INJUNCTION GRANTED AND STILL IN EFFECT

29. I respectfully draw the Town Planning Board's attention to a critical legal development: in High Court Action No. HCA 80/2025, the Court has granted an interim injunction restraining the two surviving managers of the Wui from proceeding with certain actions, including the holding of the disputed meeting

and any further dealings with the Wui's land without proper consultation and due process.

30. This injunction was granted on the basis that there are serious issues to be tried, that the Plaintiffs (including both 48 Shek and 24 Shek Members) have a good arguable case, and that irreparable harm may result if the current situation is allowed to continue unchecked.
31. As of the date of this submission, the injunction remains in force and has not been discharged. This means that the authority of the current managers, and by extension, the Applicant's supposed rights under the disputed tenancy, are subject to ongoing judicial challenge and legal restriction.
32. In this context, it would be inconsistent with the principles of lawful and orderly planning for the Town Planning Board to approve a planning application that is founded on a tenancy agreement and authorisation that are both under active court challenge and now subject to an injunction limiting their effect.

H. CONCLUSION

33. I submit this comment not to oppose the development of San Tin Technopole and Northern Metropolis , but to urge the Town Planning Board to exercise its powers with prudence and fairness.
34. The Wui is a traditional community institution, and the Application Site is a valuable ancestral asset. Any planning decision that affects this land should be made only after all relevant stakeholders including the 24 Shek Members, have been consulted, and after the courts have determined the true legal status of the Applicant's tenancy and the internal governance of the Wui.
35. I therefore respectfully request that the Town Planning Board:



- (1) Take note of the pending legal proceedings in HCA 80/2025 and HCMP 1041/2024;
- (2) Take note that a court injunction is currently in effect;
- (3) Recognise that the Applicant's claimed authority to apply for planning permission is disputed and unresolved;
- (4) And defer or withhold any decision on the present planning application until such time as the legal issues have been fully resolved by the courts and proper consultation has taken place with all affected members, including the 24 Shek Members.

36. I thank the Town Planning Board for the opportunity to submit this comment. I confirm that the facts stated herein are either within my knowledge or based on documents I have reviewed, including court filings and historical Wui records.
37. I remain willing to provide further information or documentary evidence upon request.
38. I sincerely hope that the Board will take the full context and background into account before making a decision that could otherwise prejudice the rights of myself and many others who hold a legitimate and long-standing interest in the Application Site.

Submitted by:

Man Lee Keung

Date: 1 July 2025



Part 1 – Introduction and Interest in the Site

1. My name is Tsui Sai Wing. I am the sole proprietor of a vehicle repair business operating under the trading name of Upwing Motors Service Company, located at Lot 764 RP in D.D. 99, San Tin (“**the Application Site**”). I submit this comment to the Town Planning Board in response to the application No. A/STT/26 made by Kenwell Limited (“**the Applicant**”) under section 16 of the Town Planning Ordinance (“**the Application**”).
2. I have operated my business at this location since around 2004, under a series of tenancy agreements with Fortune Nine (HK) Company Limited, the head tenant of the Application Site. My most recent tenancy commenced in 2023 and remains in full force. I continue in occupation the premises lawfully for my business.
3. My workshop is registered under the Electrical and Mechanical Services Department’s voluntary registration scheme for vehicle repair workshop. I maintain exclusive possession of the premises and have invested heavily in paint ovens, diagnostic tools, and other fixed equipment necessary for professional automobile repair.
4. My business is not only a source of personal income but also provides services to the local community. Over the past two decades, I have developed a loyal customer base and a reputation for quality work. This location is the foundation of my livelihood.

Part 2 – Disputed Legal Standing of the Applicant

8. The Applicant asserts that it is the lawful tenant of the Application Site. However, as far as I know from my current landlord, that claim is currently the



subject matter of active and ongoing legal proceedings, including proceedings in the District Court and High Court, in which the validity of the Applicant's alleged tenancy is being directly challenged.

9. The tenancy relied on by the Applicant was purportedly granted in mid-2023 by individuals who claim to represent the registered owner, Man Shui Tong Wui. However, the authority of those individuals is disputed within the Wui, and their actions are subject to legal litigation.
10. In contrast, I have occupied the site since 2004 under tenancy agreements with Fortune Nine (HK) Company Limited, which has long held possession of the land and collected rent from me without interruption. My occupation has never been challenged lawfully by the registered owner or by any individuals before.
11. The Applicant's claim to tenancy is, at best, unsettled. At worst, it is illegitimate. The Town Planning Board should not proceed on the assumption that the Applicant has the legal authority to represent or develop the land in question. Doing so would prejudice the rights of lawful occupiers and undermine the authority of the courts.

Part 3 – Misleading Statements in the Planning Application

12. The Planning Statement submitted by the Applicant contains a number of factual claims that are misleading, exaggerated, or demonstrably false.
13. In particular, the Applicant claims to have “managed” the Application Site and other logistics centres in the San Tin area for over 25 years. This assertion is factually inaccurate and misleading. The Applicant only appeared at the Application Site in mid-2023 and has never exercised any legitimate managerial role over the land or its occupants.

14. Its so-called “management” has consisted of sending staff or representative acting on its behalf to appear on-site, where they have persistently approached existing tenants, including myself, attempting to persuade us to sign new tenancy agreements directly with the Applicant. When persuasion proved unsuccessful, these representatives resorted to threats of disruption, including obstruction of access and interference with daily operations, in an effort to pressure tenants into compliance. Such conduct bears no resemblance to lawful management and instead reflects an aggressive attempt to assert control through coercion.
15. The Planning Statement further implies that the Applicant has the support or recognition of the landowner or occupiers. In reality, the Applicant has no relationship with me, has never engaged with me in any meaningful way, and has never been recognised by me or other tenants as holding any such authority.
16. More significantly, the Planning Statement fails to disclose material facts that are directly relevant to the Board’s consideration. These include:
- (1) The existence of lawful tenants and sub-tenants, including myself, who have occupied the site for many years;
 - (2) The existence of ongoing court proceedings directly challenging the Applicant’s tenancy;
 - (3) The Applicant’s use of unlawful and coercive tactics to force occupiers to vacate or accept new tenancies under duress;
 - (4) The widespread disruption and damage caused to active businesses on the site by the Applicant’s conduct.
17. The Town Planning Board is entitled to expect full and frank disclosure from applicants seeking approval for development. Here, the Applicant has withheld

information that would likely affect how the Board assesses the suitability and legality of the proposed development.

Part 4 – Unlawful Interference with Lawful Tenants

17. Since mid-2023, the Applicant has engaged in a pattern of behaviour designed to pressure and displace existing tenants of the land. I have been a direct target of this conduct.
18. In June 2023, I was approached by an individual claiming to be a representative of the Applicant. He delivered a solicitor's letter demanding that I vacate my premises within 14 days and informed me that I should stop paying rent to Fortune Nine (HK) Company Limited and instead negotiate a new tenancy with the Applicant.
19. I refused. I informed him that I held a valid tenancy, had never received any termination notice from my landlord, and would not accept the Applicant's claim of authority simply because it asserted it.
20. In July 2023, the Applicant escalated its actions dramatically. I witnessed its agents arrive at the site with a forklift and place concrete blocks in front of my workshop, completely obstructing access for vehicles. This had the immediate effect of crippling my business operations.
21. My primary business involves vehicle bodywork and paint services, which require access to a large paint oven installed on site. With the entrance blocked, I could not bring in or release vehicles, and I was unable to deliver services to my customers.

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22. My monthly revenue dropped as a result. I lost customers, contracts, and credibility. My business was adversely affected, and I continued to incur expenses despite being unable to operate.
 23. I waited patiently and hoped that the matter could be resolved peacefully. However, after more than a month of continued obstruction, I was forced to file a police report.
 24. The Applicant did not deny placing the concrete blocks. In fact, in correspondence with it, the Applicant admitted its actions, claiming it had a right to do so as the “sole tenant” of the land, a claim that is not only legally disputed but also factually incorrect.

Part 5 – Escalation of Unlawful Conduct in 2024

25. In mid-2024, the Applicant’s conduct not only persisted, it escalated. The tactics employed became more aggressive, more disruptive, and more clearly aimed at forcing tenants to either vacate or surrender to the Applicant’s control.
26. Beginning in July 2024, the Applicant began moving large concrete blocks onto the Application Site and other areas where the business owners refused to sign a new tenancy with it. These containers were strategically placed to block not only the main entrances but also internal working areas used by businesses like mine. These obstructions were not temporary or incidental, they were clearly intended to paralyse operations and prevent vehicles from entering or leaving the premises.
27. Then came a more alarming development: the disconnection of electricity. Individuals identifying themselves as the Applicant’s staff entered the site and cut off the power supply to several tenant-operated workshops. These disconnections were carried out unilaterally and without notice or any lawful authority.

- 
28. These actions: blockades, electricity disconnections, and systematic obstruction, were clearly intended to intimidate tenants into abandoning their legal rights. It was a deliberate campaign to force out longstanding occupiers like myself.
 29. The use of physical force, site blockades, and utilities as tools of coercion has no place in lawful land management or in any development process that seeks approval from a statutory body such as the Town Planning Board.

Part 6 – Public Interest, Public Confidence, and Government Credibility

31. The proposed development is not a private backyard project. It is part of a much larger strategic vision for the San Tin Technopole, a flagship Government initiative in the Northern Metropolis. It carries the weight of public expectation and the responsibility of public funding and coordination.
32. Where public development is concerned, public confidence in the process is paramount. The Government must be seen to act within the law, to respect existing rights, and to uphold the principles of transparency and fairness. The Town Planning Board, as a statutory authority, plays a vital role in safeguarding those standards.
33. Approving a planning application from an entity that has actively engaged in coercive and unlawful acts would not only compromise the integrity of the project but also damage the credibility of the planning system as a whole.
34. If the public observes that Government-backed development is being advanced through intimidation, concealment, and procedural abuse, it will undermine support for future projects and erode confidence in institutions responsible for fair and lawful urban planning.

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35. I urge the Board to consider not only the legal uncertainties surrounding the Applicant's tenancy, but also the broader implications for public trust, the rule of law, and Hong Kong's reputation as a jurisdiction governed by legal rights and due process.

Part 7 – Concluding Remarks

36. The Applicant's tenancy is the subject of active legal proceedings, and its authority to act in relation to the site is contested and unresolved. The Board should not proceed on the assumption that the Applicant is in lawful possession or has clear development rights over land that is actively and lawfully occupied by others.
37. In light of the above, I respectfully urge the Town Planning Board to give due and careful consideration to the legal and factual circumstances surrounding this application. The Applicant's authority over the site is the subject of active legal proceedings, and the application contains material omissions and misrepresentations, including the failure to acknowledge the presence of lawful occupants such as myself.
38. In my respectful view, it would be premature to proceed with the application before the legal status of the Applicant's tenancy has been properly determined by the courts. I therefore invite the Board to consider whether it would be appropriate to withhold any decision on the application until the relevant legal disputes have been resolved and the Applicant's standing to pursue development on the site is clarified.
39. I remain willing to provide supporting evidence to substantiate all matters raised in this objection, including photographs, tenancy agreements, EMSD workshop registration records, court documents, and police reports.

- 
40. I hope the Board will agree that the planning process must not be used to legitimise unlawful occupation or to displace lawful tenants through coercive means. A planning system that supports public development must also uphold public integrity and the rights of those who have played by the rules.
41. I thank the Board for its attention to this comment and sincerely trust that the decision will reflect not only the facts on the ground, but also the values that underpin responsible and lawful planning in Hong Kong.

Submitted by:

Tsui Sai Wing

Trading as Upwing Motors Service Company

Date: 1 July 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)



27 June 2025

Dear Sir/Madam,

Comments on the planning application of the proposed Filling of Ponds for Permitted Innovation and Technology Hub (including Permitted Cargo Handling and Forwarding Facilities, Creative Industries, Eating Place, Flat (Staff Quarters only), Industrial Use, Information Technology and Telecommunications Industries, Office, Public Utility Installation, Research, Design and Development Centre, Shop and Services and Warehouse (excluding Dangerous Goods Godown) at San Tin (application No. A/STT/26)

The Hong Kong Bird Watching Society (HKBWS) objects to the application based on the following reasons.

The application site is located within the "Inner Deep Bay and Shenzhen River catchment" Important Bird Area, which is recognized by the BirdLife International¹. Wetland Conservation Area (WCA) under TPB Guideline No. 12C and is now composing of active fishponds of high ecological value and importance. According to the Town Planning Board Guideline No. TPB PG-NO. 12C, *'in considering development proposals in the Deep Bay Area, the Board adopts the Study's recommended principle of "no-net-loss in wetland"'*. However, the necessary technical assessments such as ecological impact assessment have not been provided by the applicant to apply for planning permission. We consider that the proposed development has not taken into account the ecological sensitivity and importance of the affected and connected wetlands,

¹ <http://datazone.birdlife.org/country/hong-kong-china/ibas>

which is not in line with Wetland Conservation Area and the principle of “no-net-loss in wetland”

Besides, though the previous plan-making procedure for the San Tin Technopole Outline Zoning Plan (STT OZP) has rezoned the wetland-conservation-related land to current "Other Specified Uses" annotated "Innovation And Technology" for STT development. We would like to highlight that the development within STT is subject to specific statutory conditions and requirements including the provision of Sam Po Shue Wetland Conservation Park (SPSWCP) and different mitigation measures under various regulations like Environmental Impact Assessment Ordinance and Town Planning Ordinance. Meanwhile, the Planning and Design Brief or details on the planning and design requirements for each zonings have not yet been set out and announced by the government. We consider the current applicant failed to consider the statutory conditions of the site and the conservation strategy adopted in the area.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

Yours faithfully,
The Hong Kong Bird Watching Society

From: [REDACTED]
Sent: 2025-07-02 星期三 21:29:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/STT/26 DD 99 San Tin

A/STT/26

Lot 764 RP (Part) in D.D. 99, San Tin, Yuen Long

Site area: About 163,181sq.m

Zoning: "Other Specified Uses" annotated "Innovation And Technology"

Applied development: Filling of Ponds / Cargo Handling and Forwarding Facilities, Creative Industries, Eating Place, Flat (Staff Quarters only), Industrial Use, Information Technology and Telecommunications Industries, Office, Public Utility Installation, Research, Design and Development Centre, Shop and Services and Warehouse

14 Towers / 75mPD / 33,632sq.m OS / 1,120 Vehicle Parking / 937 other vehicle parking

7 12-storey innovation and technology buildings (including warehouses, industrial uses, R&D centers and offices),

3 19-storey commercial and residential buildings (including shops/restaurants, supermarkets, commercial uses and staff dormitories),

1 9-storey data center, 1 3-storey visitor and education center,

1 2-storey cooling center and

1 2-storey substation

Total plot ratio of about 4.2 times, with a total floor area of about 7.443 million square feet

Dear TPB Members,

Checked the date of the application expecting to find it was April Fool's Day. So, after all the hyperbole, grandiose announcements, world class IT centre, cutting edge research and innovations, attracting the top IT firms to set up shop in HK, etc, it turns out, if this application is anything to go by, that the objective of the rezoning exercise was to clear the way for the relocation of logistic operations from their existing locations to areas previously devoted to conservation.

The Applicant, Kenwell Limited. *"currently manages large logistics centers located in multiple lots in San Tin Demarcation District Nos. 98, 99 and 102, which have been included in the government's latest announced "area development" pilot and scope of San Tin Science City, and will be resumed by the authorities, so the existing operators must relocate and resettle.*
The basement of the aforementioned proposed Innovation and Technology Building

will be used to accommodate logistics operators affected by the government's San Tin Science City development land resumption”

In other words, nothing more than a glorified warehouse complex with some bells and whistles to tick the IT box.

Any reasonable person would ask so why disturb the operators and move them from their current location if the outcome is more of the same old, same old.

That the location is nowhere near the designated zones for such activities has been ignored.

“three sites near Fanling Highway and the proposed Shek Wu Wai Interchange, and at the southeastern part of the development area are proposed for logistics, storage and workshop uses. The sites may be developed into multi-storey buildings for modern industries or used for open air operation.”

In addition, incorporating logistic facilities into other land uses is the complete opposite to government policy. For years we have been promised that such activities would be accommodated in custom built, state of the art, high rise nodes. The most recent being

2024 Policy Address:

56. We are taking forward the Action Plan on Modern Logistics Development, and will release four quality logistics sites for industry to develop modern, high-end, multi-storey logistics facilities. The findings of the planning study on the development of modern logistics clusters in the Hung Shui Kiu/Ha Tsuen New Development Area (NDA) will be published next year.

2023 Policy Address:

67. Logistics development is vital to our status as an international trade centre. In the Action Plan on Modern Logistics Development, to be published later this year, the Government will formulate strategies and action measures to realise smart development, modernisation, green and sustainability, internationalisation and facilitation, with a view to promoting high-quality and development of the logistics industry. In the first phase, we will develop modern logistics clusters in Hung Shui Kiu/Ha Tsuen New Development Area (NDA), which will serve as a logistics gateway to the GBA.

There is also the issue of expertise. The Applicant operates logistics, warehouse, vehicle parks and motor vehicle showrooms, very traditional activities. There is no indication that it has the ability to operate facilities involved in AI, quantum computing, biotechnology, robotics, automation, renewable energy and the many other fields that should be represented in a technology node.

On the contrary, the logistic activities would greatly impact the tranquil ambiance that is expected at IT nodes and create considerable noise and air pollution that would deter IT specialists from working at any genuine facilities in the neighbourhood.

If not withdrawn the plan must be rejected.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 250616-162524-86473

提交限期
Deadline for submission: 02/07/2025

提交日期及時間
Date and time of submission: 16/06/2025 16:25:24

有關的規劃申請編號
The application no. to which the comment relates: A/STT/26

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. chow oi lung

意見詳情
Details of the Comment :

米埔鳥類保護區，是候鳥最為重要的中途補給站，我們必須要保護及預留雀鳥棲息及覓食的土地空間，不受發展影響。由魚塘邊的首300-500m的地方，應完全保護綠化及保留所有樹木，候鳥在米埔濕地保護區覓食，應盡量避免填塘工程及發展。政府應保護濕地，防止填塘工程污染問題的出現。



長春社 Since 1968

The Conservancy Association



30th June 2025

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong



By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on the Section 16 Application No. A/STT/26

The Conservancy Association (CA) would like to express our concern on the captioned.

1. Planning and environmental requirement of San Tin Technopole

Regarding San Tin Technopole, the Government in various occasions has committed to start the pond filling only after the commencement of the works for Sam Po Shue Wetland Conservation Park in 2026/2027¹. Meanwhile, it is unclear how details of approval conditions of San Tin Technopole EIA report, such as Habitat Creation and Management Plan, Detailed Design Plan for Establishment of Wildlife Corridor, Bird-friendly Design Guideline, etc., have been implemented. At this moment, the Planning and Design Brief to stipulate planning, engineering and urban design requirements for individual I&T sites has not been submitted to Town Planning Board for consultation. All the above indicates that it would be pre-mature to approve any planning applications involving pond filling in San Tin.

2. Environmental and ecological impact assessment report

Various technical assessment reports have not been included, particularly environmental impact and ecological impact assessment report. Located at Wetland Conservation Area (WCA) which is to conserve the ecological value of fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area, the project should be supported by ecological impact assessment to demonstrate no net loss in wetland function and negative disturbance. Potential impacts such as disruption on flight lines of waterbirds, light disturbance, bird collision, etc., are recommended to

¹ Town Planning Board agrees to the statutory plans for the San Tin Technopole - <https://www.info.gov.hk/gia/general/202407/20/P2024072000047.htm?fontSize=1>





長春社 Since 1968

The Conservancy Association

be identified and evaluated. Appropriate measures to avoid, minimize or mitigate potential ecological impacts should also be suggested.

Despite provision of figures, most of the elements/ideas in the Planning Statement are conceptual and descriptive without much details. More clarification are necessary as these would form basis for further assessment in future.

Yours faithfully,
The Conservancy Association



The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

2nd July, 2025.

By email only

Dear Sir/ Madam,

Proposed Filling of Ponds for Permitted Innovation and Technology Hub (including Permitted Cargo Handling and Forwarding Facilities, Creative Industries, Eating Place, Flat (Staff Quarters only), Industrial Use, Information Technology and Telecommunications Industries, Office, Public Utility Installation, Research, Design and Development Centre, Shop and Services and Warehouse (excluding Dangerous Goods Godown))
(A/STT/26)

1. We refer to the captioned.
2. We noticed from a government press release¹ the following:

‘The spokesman stressed that the funding application for the first batch of works will not involve pond filling. As committed earlier, the Government will not start the pond filling works before commencement of works for the SPS WCP (Sam Po Shue Wetland Conservation Park) in 2026/27.’

3. We urge the Board to investigate with relevant authorities as to whether the above statement is still valid, and whether the approval of the present application would impact on the government’s schedule regarding the construction of San Tin Technopole and SPS WCP.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://www.info.gov.hk/gia/general/202409/20/P2024092000142.htm>



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260211-000357-95504

提交限期
Deadline for submission: 20/02/2026

提交日期及時間
Date and time of submission: 11/02/2026 00:03:57

有關的規劃申請編號
The application no. to which the comment relates: A/STT/26

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. chow oi lung

意見詳情
Details of the Comment :

米埔鳥類保護區，是候鳥最為重要的中途補給站，我們必須要保護及預留雀鳥棲息及覓食的土地空間，不受發展影響。由魚塘邊的首300-500m的地方，應完全保護綠化及保留所有樹木，所有建築物高度不能超過三層，應盡量避免發展，而之後的500m-1 km的地方，限制在最高5層內，附近就是鳥類棲息及覓食的空間，所有建築物不能高於樹木，保護綠化及所有樹木，溪流及農地。在附近建設2-3座大型污水的處理廠，未來人口將巨大增長，要將所有污水淨化，不能污染米埔濕地，破壞環境，保護濕地鳥類保護區自然環境。

這裏地區只距離米埔濕地三百米，也是米埔鳥類保護區旁，鳥類生活覓食的地方，政府應保護候鳥及鳥類的權益，支持環保，不破壞自然環境。



16

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

16th February, 2026.

By email only

Dear Sir/ Madam,

Proposed Filling of Ponds for Permitted Innovation and Technology Hub (including Permitted Cargo Handling and Forwarding Facilities, Creative Industries, Eating Place, Flat (Staff Quarters only), Industrial Use, Information Technology and Telecommunications Industries, Office, Public Utility Installation, Research, Design and Development Centre, Shop and Services and Warehouse (excluding Dangerous Goods Godown))
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4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://www.info.gov.hk/gia/general/202409/20/P2024092000142.htm>

