

RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

RNTPC Paper No. 7/24

**For Consideration by
the Rural and New Town Planning Committee on 22.11.2024**

**PROPOSED AMENDMENTS TO THE
APPROVED MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/4**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/4 (**Attachment I**) as shown on the draft Man Kam To OZP No. S/NE-MKT/4A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for publication together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 5.12.2017, the Chief Executive in Council (CE in C), under section 9(1)(a) of the pre-amended Ordinance¹, approved the draft Man Kam To OZP, which was subsequently renumbered as S/NE-MKT/4. On 15.12.2017, the approved Man Kam To OZP No. S/NE-MKT/4 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2 On 8.3.2024, the Secretary for Development (SDEV) referred the approved Man Kam To OZP No. S/NE-MKT/4 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 15.3.2024, the reference back of the OZP was notified in the Gazette under Section 12(2) of the Ordinance.

3. Background

- 3.1 In March 2021, the National Congress approved the National 14th Five-Year Plan which indicated clear support for Hong Kong to develop into an international innovation and technology (I&T) centre. In October 2023, the Northern Metropolis Action Agenda (NMAA) promulgated by the Government outlines that the New Territories North (NTN) New Town and Lo Wu/Man Kam To (LW/MKT) Area can be developed into a Boundary

¹ The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

Control Point (BCP) business district and a base for emerging industries that can complement the I&T industry in San Tin Technopole (the Technopole). In the meantime, having reviewed the original plan to build a public columbarium and related facilities at Sandy Ridge in LW/MKT Area, the Chief Executive announced in the 2023 Policy Address (PA) to change the land use of a 2 hectares (ha) formed site at Sandy Ridge which was originally planned for development of a columbarium to I&T and related purposes, considering that there are sufficient supply of public niches in the future².

- 3.2 With digital economy and I&T driving the future growth of Hong Kong, the demand for data centre facilities in Hong Kong is expected to remain strong. Taking into account the location of the site, infrastructure planning, the supply of digital infrastructure facilities, as well as the industry's demand, the Government is of the view that the 2ha formed site and the surrounding area of about 8ha with development potential (i.e. about 10ha in total) (the Site) can be developed into a data park for data centres and related industries. Subsequently, the 2024 PA announced that the site would be expanded to 10ha and that the rezoning process would begin in 2024.
- 3.3 To take forward the PA initiative, amendments to the Man Kam To OZP are necessary and it is proposed to rezone the Site from "Other Specified Uses" ("OU") annotated "Cemetery, Columbarium, Crematorium and Funeral Related Uses" to "OU" annotated "Innovation and Technology" ("OU(I&T)") zone for data centres and related purposes. The Innovation, Technology and Industry Bureau (ITIB) renders support to the rezoning proposal. The Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD) confirms that the proposed rezoning for data centres and related uses under the indicative scheme is technically feasible with no insurmountable problem. The details of the proposed amendments to the OZP and the findings of the EFS are detailed in section 4 below.
- 3.4 Opportunity is also taken to revise the Notes of the OZP to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN) where appropriate, to include other technical amendments to other parts of the Notes of the OZP, and to update the ES of the OZP to reflect the latest planning circumstances.

² According to the Food and Environmental Hygiene Department, there are currently 12 public columbaria providing about 450,000 niches in total. Particularly, the Tuen Mun Tsang Tsui Columbarium and Wo Hop Shek Columbarium Phase VI came into operation in 2020 providing about 200,000 public niches. Starting from mid-2020, all applicants are allocated with public niches with no waiting time. Given the sufficient supply of public niches at present, it is no longer necessary to develop the planned columbarium facilities at the Sandy Ridge Cemetery. Nonetheless, the Government will continue to take forward other columbarium projects to ensure the steady supply of public niches in the medium to long-term.

4. Proposed Amendments

Amendment Item A – Rezoning a site at Sandy Ridge for Data Centres and Related Purposes (about 10.59ha) (Plans 1 and 2, aerial photos in Plan 3 and site photos in Plans 4a to 4d)

The Site and Its Surrounding Areas

- 4.1 The Site is a piece of Government land located to the south of Shenzhen River and north of Man Kam To Road. The Site with a total area of about 10.59ha comprises a formed flat platform (about 2ha) at site formation level of approximately 50mPD and adjoining man-made slopes (about 8.59ha). The Site could be accessed via Sha Ling Road branching off from Man Kam To Road to the south.
- 4.2 The surrounding areas of the Site have the following characteristics:
- (a) to its west and east are the Sandy Ridge Cemetery which is situated in mountainous terrains comprising valleys and ridges with undulating height profile ranging from about 86mPD to 129mPD along Man Kam To Road and currently zoned “OU” annotated “Cemetery, Columbarium, Crematorium, and Funeral Related Uses” on the OZP; and to its further west and east are areas zoned “OU” annotated “Boundary Crossing Facilities” for the Lo Wu and Man Kam To BCPs respectively;
 - (b) to its north and northwest near the foothill of Sandy Ridge are vegetated areas in Nam Hang zoned “Green Belt” (“GB”) and a wetland with mitigation habitats in Yuen Leng Chai zoned “Conservation Area” (“CA”) respectively; to its northeast is MacIntosh Fort (Nam Hang) zoned “Government, Institution or Community” (“G/IC”) and to its further north across Shenzhen River are the residential and commercial clusters in Luohu District, Shenzhen; and
 - (c) to its immediate south is an area zoned “Agriculture” on the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18, which is currently occupied by some temporary structures, squatters and brownfield operations. To its further south across Man Kam To Road are some government uses such as the Border District Police Headquarters and Organic Resources Recovery Centre Phase 2 zoned “G/IC”.

Rezoning Proposal

- 4.3 It is proposed to rezone the Site from “OU” annotated “Cemetery, Columbarium, Crematorium, and Funeral Related Uses” to “OU(I&T)” for data centres and related purposes subject to a maximum building height (BH) of 115mPD (**Plan 1**). The indicative layout and section plan of the proposed data centres and related purposes are shown in **Drawings 1 and 2** respectively. Key development parameters of the proposed development based on the indicative scheme, which are devised for the purpose of conducting the EFS to demonstrate the technical feasibility of

the proposed zoning amendments, are summarised as follows:

Site Area	About 10.59ha
Proposed Use	Data centres and related purposes ⁽¹⁾
Total Recommended GFA (m²)	250,000
Maximum BH⁽²⁾	115mPD (around 8 to 11 storeys) ⁽³⁾
Estimated Employment	About 1,900
Supporting Facilities⁽⁴⁾	<ul style="list-style-type: none"> • In-feed electricity sub-station(s), etc.
Parking Facilities⁽⁴⁾	<ul style="list-style-type: none"> • Parking facilities for data centre and ancillary offices in accordance with Hong Kong Planning Standards and Guidelines (HKPSG) and relevant guideline respectively

Notes:

- (1) Under the indicative scheme, the proposed building structures are largely located on the existing formed flat platform and the fill slope at the western part of the Site. The actual built-form of the proposed data centres would be subject to detailed design of the future developer(s). The adjoining formed man-made slopes within the Site could also be utilized for future data centres, if deemed necessary.
- (2) The existing site formation level of the formed platform is approximately 50mPD.
- (3) Excluding storey(s) below ground floor level. The actual number of storeys will be subject to confirmation by relevant government departments and future developer(s) at the detailed design stage.
- (4) The location and details of the supporting and parking facilities are subject to confirmation of relevant government departments and future developer(s) at the detailed design stage.

- 4.4 The EFS conducted has demonstrated that the proposed data centres and related purposes with a total GFA of 250,000m² under the indicative scheme is technically feasible. The total GFA would be stipulated in the ES to guide future development. Further increase in GFA would be subject to confirmation of the technical feasibility at the detailed design stage.
- 4.5 In addition to the data centres and related purposes that are always permitted within the proposed “OU(I&T)” zone, other complementary non-I&T uses, such as ‘Flat (Staff Quarters only)’, ‘Office’, ‘Eating Place’ and ‘Shop and Services’, etc., which provide business and living support uses, are always permitted in this zone (**Attachment III**). The planning flexibility with a mix of permitted uses for the proposed “OU(I&T)” zone is considered essential to cater for the needs of the development of a data park, thereby creating synergy between the Site and the San Tin Technopole.
- 4.6 Also, other compatible uses, namely ‘Broadcasting, Television and/or Film Studio’, ‘Creative Industries’, ‘Exhibition or Convention Hall’ and ‘Residential Institution’ uses are included under Column 2 of the proposed “OU(I&T)” zone, which require the planning permission from the Board (**Attachment III**). Noting that the proposed “OU(I&T)” zone is primarily intended for data centres and related purposes, the provision for application for planning permission for other compatible uses under section 16 of the Ordinance would allow flexibility in land use planning and development control to meet the changing needs.

Land Use Compatibility and Development Intensity

- 4.7 The Site falls within the Boundary Commerce and Industry Zone under the NMAA, which presents significant development potential for various BCP related economic uses and serves as a base for emerging industries that can complement the I&T industry in San Tin Technopole. The strategic location of the Site has potential in serving the San Tin Technopole as supporting back office/data processing uses and achieving synergy effect. The ‘spade-ready’ condition of the Site offers a valuable opportunity to respond swiftly to market demand for data centres.
- 4.8 Though the Site being situated in the rural area of the northeast New Territories and adjacent to Shenzhen River, falls within the Sandy Ridge Cemetery, it is currently formed and vacant without any existing graves/urns and the existing graves scattered across the other side of the hill are not visible from the Site. Given that the proposed data centres and related purposes would normally operate independently with less manpower and limited traffic demand, it is not anticipated to have adverse impacts on the surroundings, including the Nam Hang to the west of the Site currently covered with vegetated areas and a wetland with mitigation habitats in Yuen Leng Chai as well as nearby village settlement at the foothill of Sandy Ridge.
- 4.9 Noting that the Site is surrounded by undulating terrain with a series of valleys and ridges with height profile ranging from about 86mPD to highest peak of about 129mPD, the development intensity with the proposed GFA and BH is considered not incompatible with the surrounding areas. To achieve a coherent and harmonious building profile that complements the slope terrain and natural surroundings, a maximum BH of 115mPD is proposed, aiming to minimise visual intrusion while allowing for efficient use of space and ensuring a nature-friendly building environment in Sandy Ridge area.

Technical Assessments

- 4.10 The findings of the EFS have demonstrated the proposed development is technically feasible on traffic, environmental, visual, landscape, air ventilation and other technical aspects. The major findings of the EFS are set out in the Planning Report at **Attachment V** and summarised in the paragraphs below. The Final Report of the EFS would be deposited at the meeting for Members’ information.

Traffic and Transport

- 4.11 A Preliminary Traffic and Transport Impact Assessment (TTIA) has revealed that the proposed development has no insurmountable problem from traffic engineering perspective. The existing Sha Ling Road branching off from Man Kam To Road and leading to the Site has been widened to 7.3m width with 3m-wide footpath on both sides under the original development plan for the public columbarium at Sandy Ridge. Since the proposed data centres and related uses would not involve a lot of

employees/visitors and the traffic generated would be limited, there will be no overloading issue for the key road links and junctions in Fanling/Sheung Shui areas. Internal transport facilities including parking spaces, L/UL bays and lay-bys will be provided in accordance with HKPSG. The Commissioner for Transport (C for T) has no in-principle objection to the proposed amendments from traffic and transport planning point of view.

Visual

- 4.12 According to the Preliminary Landscape and Visual Impact Assessment (LVIA), the proposed development would introduce a visual element up to a BH of 115mPD on a vacant formed platform, which would alter the existing visual context and character of the nearby Sandy Ridge ridgeline, but its visual envelope would be bounded by the nearby ridgeline³. Based on the indicative scheme, the overall visual impact of the proposed development is generally negligible to slightly adverse to most of the key public viewers (i.e. five out of seven viewpoints (VPs)) (**Drawings 3a to 3h**). Owing to the high visual sensitivity and close proximity to the Site, the visual change caused by the proposed development is moderately to significantly adverse when viewed from VP6 – Hiking Trail along Sandy Ridge and VP7 – MacIntosh Fort (Nam Hang) (**Drawings 3g and 3h**). With the incorporation of design/mitigation measures such as building separation and setback, maximising greenery provision and aesthetically pleasing building design of all man-made structures, no significant visual impact to the key public viewers is anticipated. The future developer(s) is/are advised to cater for the sensitivity of visual experience to the neighbourhood and take into account the overall aesthetics and visual interests of the proposed development at the detailed design stage. Besides, the requirements under the Sustainable Building Design Guidelines (SBDG) would be incorporated into the land sales conditions as appropriate to avoid incompatible built-form and massive building bulk of the development. The Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) has no adverse comment on the proposed amendments from visual impact perspective.

Landscape

- 4.13 Currently, there are approximately 212 trees of common species within the Site, which are mainly planted at the man-made slopes along Sha Ling Road⁴. No Old and Valuable Tree nor Tree of Particular Interest is identified within the Site. According to the findings of the LVIA, the predicted residual landscape impact of the proposed amendments for the data centres and related uses is considered acceptable with the implementation of the suitable mitigation measures. In accordance with the SBDG, a minimum of 30% overall greenery coverage (at least half of them are at-graded greenery area) should be provided to ensure that a

³ According to LVIA, the visual impact on the area outside Hong Kong is not covered in the assessment. Having said that, based on the indicative scheme, the proposed development intensity with maximum BH of 115mPD would blend in with the surroundings harmoniously, and the significant visual impact to the Shenzhen side is not anticipated.

⁴ The existing trees at the Site are planted under the original development plan for the public columbarium at Sandy Ridge.

desirable landscape setting will be achieved in the development. The requirements under SBDG on the greenery provision and the standard clause on preservation of trees and landscaping would be incorporated into the land sales conditions as appropriate. The Landscape Master Plan for the proposed development under the indicative scheme is at **Drawing 4**. CTP/UD&L, PlanD has no comment on the proposed amendments from landscape aspect.

Air Ventilation

- 4.14 A Preliminary Air Ventilation Assessment – Expert Evaluation (AVA-EE) has been conducted under the EFS. The annual prevailing wind towards the Site and adjoining areas are mainly from NNE, E and ESE directions while in summer, the prevailing wind are mainly from E, SE, SSE, SW and SSW directions. Under the indicative scheme, the proposed development would induce wind wake areas to its immediate surrounding wind sensitive areas, especially the wind sensitive receivers in close vicinity such as the MacIntosh Fort (Nam Hang) and hiking trails embedded at the terrains of Sandy Ridge. With the incorporation of various key design features such as 15m-wide building separations aligning with prevailing wind direction and building setbacks from site boundary (**Drawing 5**), the AVA-EE concludes that no significant adverse air ventilation impact is anticipated. CTP/UD&L, PlanD has no adverse comment on the proposed amendments from air ventilation perspective.

Environmental

- 4.15 A Preliminary Environmental Review has been conducted under the EFS to assess the environmental impact and confirmed that there is no insurmountable problem arising from the proposed development.
- 4.16 Noting that the air sensitive receivers, including MacIntosh Fort (Nam Hang) mainly involving hikers visiting the area and Lo Wu village/Lo Wu station located far away from the proposed development, with limited air effluent in terms of the operation and vehicle traffic, the proposed development will not result in any adverse air quality impact to the surrounding area. Given that there is no existing nor potential noise sensitive receiver identified in the vicinity of the Site with the limited traffic noise generated from the proposed development, and central air conditioning will be provided for the noise sensitive uses within the proposed development, no adverse noise impact is anticipated.
- 4.17 With the implementation of appropriate mitigation measures, for example stormwater control measures including adequate stormwater drainage system with suitable pollutant removal devices, significant adverse impacts on other environmental aspects, including water quality, waste, and land contamination are not anticipated. The Director of Environmental Protection (DEP) has no adverse comment on the proposed amendments.

Infrastructural and Others

- 4.18 The EFS has also covered other technical aspects including ecology,

geotechnical, sewerage, drainage, water supply and electricity supply, etc. and concluded that the proposed rezoning for the proposed data centres and related uses will not result in insurmountable problems in technical terms. Enhancement works for infrastructure, such as provision of additional watermains as well as cable connections and related facilities for power supply and telecommunication services, will be required for the proposed development subject to detailed design. Relevant departments consulted, including the Director of Agriculture, Fisheries and Conservation (DAFC), Head of Geotechnical Engineering Office of CEDD (H(GEO), CEDD), Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD), Chief Engineer/Construction of Water Supplies Department (CE/C, WSD) and Director of Electrical and Mechanical Services Department (DEMS) have no adverse comment on the proposed amendments.

- 4.19 The indicative layout for the proposed data centres with a total GFA of 250,000m² is adopted as a basis in conducting various assessments under the EFS to ascertain the technical feasibility of the proposed amendments. Subject to the detailed land disposal arrangement⁵, provision of additional infrastructures such as installation of new infeed substation(s) and water mains for connection, may be deemed necessary to support future development.

5. Provision of GIC Facilities and Open Space

The proposed amendments to the OZP are mainly for rezoning of the Site for data centres and related purposes, which do not have additional population implication. Therefore, there is no implication on the provision of GIC facilities and open space within the planning scheme area of Man Kam To OZP.

6. Proposed Amendment to the Matters shown on the OZP

The proposed amendments as shown on the draft Man Kam To OZP No. S/NE-MKT/4A (**Attachment II**) are as follows:

Amendment Item A (about 10.59ha) (Plan 1)

Rezoning of a site in Sandy Ridge from “OU” annotated “Cemetery, Columbarium, Crematorium and Funeral Related Uses” to “OU(I&T)”.

7. Proposed Amendments to the Notes of the OZP

The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised as follows:

⁵ Details of the land disposal arrangement, including the number of land parcels to be subdivided for disposal and the schedule of land disposal will be further deliberated by ITIB in consultation with relevant bureaux/departments in the later stage.

“OU(I&T)” zone

- 7.1 In relation to the **Amendment Item A** above, the Notes and the Remarks for “OU” zone will be revised to incorporate the new “OU(I&T)” zone subject a maximum BH restriction of 115mPD.

Technical Amendments

- 7.2 With reference to the latest set of MSN agreed by the Board, the following technical amendments are incorporated in the Notes of the OZP:
- (a) as ‘Market’ use is subsumed under ‘Shop and Services’ use, updates will be made to the Notes for “Village Type Development” (“V”) and “G/IC” zones to effectuate such change;
 - (b) moving ‘Government Refuse Collection Point’ and ‘Public Convenience’ uses from Column 2 to Column 1 for “V” zone, while ‘Field Study/Education/Visitor Centre’ use is incorporated under Column 2 of the “V” zone; and
 - (c) revising the requirement for planning permission from the Board under section 16 of the Ordinance by exempting diversion of streams, filling of land/pond or excavation of land in association with public works co-ordinated or implemented by Government and maintenance or repair works/or rebuilding works under the Remarks of the Notes for “CA” zone.

8. Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/NE-MKT/5.

10. Consultation

Consultation with North District Council (NDC) and Ta Kwu Ling District Rural Committee (TKLRC)

- 10.1 The Development Planning and Housing Committee (DPHC) of NDC and TKLRC were consulted on the proposed amendments to the OZP on

28.10.2024 and 29.10.2024 respectively. Members of both the NDC and TKLRC expressed their support for the amendment item, noting that it had long been the community's aspiration to utilise the Site and surrounding land resources for alternative beneficial purposes to bring vibrancy and development opportunities to the area, instead of pursuing the original public columbarium development plan. They generally welcomed the proposal to designate the Site for data centres and related purposes, and emphasised the need to enhance local economy and tourism by increasing employment opportunities as well as improving infrastructure and recreational facilities in the area. Few Members of NDC and TKLRC were of the view that the Government should consider further expanding the development site for the proposed data centres; and increasing the development intensity.

- 10.2 Some NDC and TKLRC members raised concerns on road capacity of the existing Man Kam To Road to accommodate additional traffic as well as the lack of public transport services serving the area arising from the proposed amendments to the OZP. They were of the view that public transport services to connect the Man Kam To and Ta Kwu Ling areas with the Lo Wu and Man Kam To BCPs should be provided, which would not only benefit the local residents, but also attract the talent and professionals from the Mainland to work in the future data centres.

Responses from Relevant Government Bureaux/Departments (B/Ds)

- 10.3 Regarding the proposal of increasing the development intensity and expanding the development site, the assessments in paragraphs 4.7 to 4.9 above are relevant. Capitalising on the spade-ready site with completion of infrastructural works including site formation and slope works, the current proposal at the Site with proposed GFA and BH would effectively respond to market demand for data centre facilities in a timely manner. The Government would closely monitor the latest market demand and review the land supply for data centre development, if required.
- 10.4 In terms of the traffic impact arising from the proposed development, the findings and recommendations of the TTIA summarised in paragraph 4.11 above are relevant. Given that the proposed data centres and related purposes would not be operated in a labour-intensive mode, it was anticipated that the traffic demand would be limited. Relevant departments have no adverse comment on the proposed development from traffic aspect. As for the provision of public transport services connecting with the BCPs, it would be referred to other relevant bureaux/departments for consideration.

Departmental Consultation

- 10.5 The proposed amendments have been circulated to relevant B/Ds for comment. Comments from relevant B/Ds have been incorporated into the above paragraphs, where appropriate. The following B/Ds have no objection to/no comment on the proposed amendments:

- (a) SDEV;
- (b) Secretary for Innovation, Technology and Industry;
- (c) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office;
- (d) Commissioner for Digital Policy;
- (e) Chief Engineer/Land Works, CEDD;
- (f) Director of Social Welfare;
- (g) District Lands Officer/North, Lands Department;
- (h) C for T;
- (i) Chief Architect/3, Architectural Services Department;
- (j) Commissioner of Police;
- (k) Chief Highway Engineer/New Territories East, Highways Department;
- (l) CE/MN, DSD;
- (m) CE/C, WSD;
- (n) Director of Fire Services;
- (o) DAFC;
- (p) Director of Food and Environmental Hygiene;
- (q) Director of Leisure and Cultural Services;
- (r) Project Manager/North, CEDD;
- (s) H(GEO), CEDD;
- (t) Chief Building Surveyor/New Territories West, Buildings Department;
- (u) DEMS;
- (v) DEP;
- (w) District Officer (North), Home Affairs Department; and
- (x) CTP/UD&L, PlanD.

Public Consultation

- 10.6 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered as S/NE-MKT/5 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. NDC and TKLRC will be informed of the proposed amendments during the exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Man Kam To OZP No. S/NE-MKT/4 and that the draft Man Kam To OZP No. S/NE-MKT/4A at **Attachment II** (to be renumbered to S/NE-MKT/5 upon exhibition) and its Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Man Kam To OZP No. S/NE-MKT/4A (to be renumbered as S/NE-MKT/5) as an expression of the

planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

12. Attachments

Attachment I	Approved Man Kam To OZP No. S/NE/MKT/4 (reduced size)
Attachment II	Draft Man Kam To OZP No. S/NE-MKT/4A
Attachment III	Notes of the Draft Man Kam To OZP No. S/NE-MKT/4A
Attachment IV	Explanatory Statement of the Draft Man Kam To OZP No. S/NE-MKT/4A
Attachment V	Planning Report for Proposed Amendments to OZP
Drawing 1	Indicative Layout
Drawing 2	Section Plan
Drawings 3a to 3h	Viewpoints and Photomontages
Drawing 4	Landscape Master Plan
Drawing 5	Proposed Air Ventilation Mitigation Measures under Prevailing Wind Directions
Plan 1	Location Plan
Plan 2	Site Plan
Plan 3	Aerial Photo
Plans 4a to 4d	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2024**