

TOWN PLANNING BOARD

TPB Paper No. 11000

**For Consideration by
the Town Planning Board on 21.3.2025**

DRAFT MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/5

**CONSIDERATION OF
REPRESENTATION NO. TPB/R/S/NE-MKT/5-R1**

DRAFT MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/5
CONSIDERATION OF REPRESENTATION NO. TPB/R/S/NE-MKT/5-R1

Subject of Representation	Representer (No. TPB/R/S/NE-MKT/5-R1)
<p><u>Amendment Item (Item) A</u> Rezoning of a site in Sandy Ridge from “Other Specified Uses” (“OU”) annotated “Cemetery, Columbarium, Crematorium and Funeral Related Uses” to “OU” annotated “Innovation and Technology” (“OU(I&T)”).</p> <p><u>Amendments to the Notes</u> (b) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “Village Type Development” (“V”) zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone. (c) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone. (f) Revision to the Remarks of the Notes for “Conservation Area” (“CA”) zone on diversion of streams, filling of land/pond or excavation of land.</p>	<p>Total: 1</p> <p><u>Opposes Item A and Amendments to the Notes (b), (c) and (f)</u></p> <p>R1: Individual</p>

Note: The name of the representer is attached at **Annex III**. Soft copy of the submission is sent to Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_NE-MKT_5.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. Introduction

- 1.1 On 13.12.2024, the draft Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/5 (the Plan) at **Annex I** was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the OZP and its Notes is at **Annex II** and the location of the amendment item is shown on **Plan H-1**.
- 1.2 During the two-month statutory exhibition period, one valid representation was received. On 21.2.2025, the Board agreed to consider the representation itself.

- 1.3 This Paper is to provide the Board with information for consideration of the representation. The list of representer and the submission are at **Annexes III and IV** respectively. The representer has been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

Item A – Proposed Data Centres and Related Purposes at Sandy Ridge

- 2.1 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 I&T centre. In October 2023, the Northern Metropolis Action Agenda 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 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 near 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 is sufficient supply of public niches in the future.
- 2.2 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 was of the view that the 2ha formed site and the surrounding formed slope of about 8ha with development potential (i.e. about 10ha in total) (the Item A 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 commence in 2024.
- 2.3 The Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD) confirms that the proposed rezoning for data centres and related purposes under the indicative scheme is technically feasible with no insurmountable problem in the technical aspects. The Innovation, Technology and Industry Bureau (ITIB) renders support to the rezoning proposal. Accordingly, the Item A Site is proposed to be rezoned from "OU" annotated "Cemetery, Columbarium, Crematorium and Funeral Related Uses" to "OU(I&T)", as reflected on the Plan.

Amendments to the Notes and Explanatory Statement (ES) of the OZP

- 2.4 The following amendments to the Notes of the OZP have been made:

"OU(I&T)" zone

- (i) in relation to the Item A, the Notes and the Remarks for "OU" zone have been revised to incorporate the new "OU(I&T)" zone subject to a maximum building height (BH) restriction of 115mPD; and

Technical Amendments

- (ii) opportunity has also been taken to revise the Notes of the OZP based on the latest Master Schedule of Notes to Statutory Plans (MSN).
- 2.5 The ES of the OZP has been suitably revised in view of the above amendments as well as to update the general information for various land use zones to reflect the latest status and planning circumstances of the Planning Scheme Area and to incorporate certain technical revisions.

The Plan

- 2.6 On 22.11.2024, the Rural and New Town Planning Committee (RNTPC) agreed that the proposed amendments to the approved Man Kam To OZP No. S/NE-MKT/4 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 7/24 is available at the Board's website¹ and an extract of the minutes of the said RNTPC meeting is at **Annex V**. Accordingly, the Plan was gazetted on 13.12.2024.

3. Local Consultation

Prior to Submission of the Proposed Amendments to the RNTPC

- 3.1 The Development Planning and Housing Committee (DPHC) of North District Council (NDC) and Ta Kwu Ling District Rural Committee (TKLRC) were consulted on the proposed amendments to the OZP on 28.10.2024 and 29.10.2024 respectively. Whilst some members of the NDC and TKLRC 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 development, members of both the NDC and TKLRC generally supported the proposed amendments. Their views and comments have been incorporated into the RNTPC Paper No. 7/24 mentioned in paragraph 2.6 above and enclosed in the extract of minutes of the NDC meeting at **Annex VI**.

Upon Gazettal of the Plan

- 3.2 During the exhibition period of the Plan, members of the NDC and TKLRC were notified that members of the public can submit representations on the amendments in writing to the Secretary of the Board. No representation from members of NDC and TKLRC has been received.

4. The Representation Site and the Surrounding Areas

The Representation Site under Item A and Its Surrounding Areas

- 4.1 The Item A Site is a piece of government land located to the south of Shenzhen River and north of Man Kam To Road. It has a total area of about 10.59ha which

¹ The RNTPC Paper No. 7/24 is available at the Board's website at:
https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/754_rnt_agenda.html

comprises a formed flat platform (about 2ha) at site formation level of approximately 50mPD and adjoining man-made slopes (about 8.59ha). It could be accessed via Sha Ling Road branching off from Man Kam To Road to the south.

4.2 The surrounding areas of the Item A Site have the following characteristics (**Plan H-2**):

- (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 within mitigation habitats in Yuen Leng Chai zoned “CA” respectively; to its northeast is MacIntosh Fort (Nam Hang) zoned “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”.

4.3 The Item A Site for proposed data centres and related purposes is subject to a maximum BH of 115mPD. The indicative layout and section plan are shown in **Drawings H-1 and H-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 data centres and related purposes, are summarised as follows:

Site Area	About 10.59ha
Proposed Use	Data centres and related purposes ⁽¹⁾
Total Recommended Gross Floor Area (GFA)	250,000m ²
Maximum BH⁽²⁾	115mPD (around 8 to 11 storeys) ⁽³⁾
Estimated Employment	About 1,900
Supporting Facilities⁽⁴⁾	In-feed electricity sub-station(s), etc.
Parking Facilities⁽⁴⁾	Parking facilities for data centres 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 Item A 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 Item A 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.

Planning Intention

- 4.4 The planning intention of the relevant zone in relation to the Item A Site is as follows:

the “OU(I&T)” zone is intended primarily to provide development space for data centres and related purposes.

5. The Representation**5.1 Subject of Representation**

5.1.1 The only representation received was submitted by an individual opposing Item A and the amendments to Notes (b), (c) and (f) (**R1**).

5.1.2 The major grounds/comments of the representation, and PlanD’s responses in consultation with relevant B/Ds are summarised in paragraphs 5.2 and 5.3 below.

5.2 Adverse Representation Related to Item A***Need for Burial Facilities***

Major Grounds/Comments
(1) The proposal for the columbarium, crematorium and related facilities at Sandy Ridge Cemetery was intended to resolve long-standing issues and address the shortfall of cremation and niche facilities. There is an urgent need for additional burial facilities in Hong Kong. However, there is no alternative site proposed for burial facilities.
Responses
(a) In response to (1): According to the Food and Environmental Hygiene Department (FEHD), there are currently 12 public columbaria providing about

450,000 niches in total². Starting from mid-2020, all applicants are allocated with public niches with no waiting time. Given the sufficient supply of public niches in the future, it is no longer necessary to develop the planned columbarium facilities at Sandy Ridge. Meanwhile, the Government has enhanced promotion on adopting green burial measures (i.e. scattering of cremated ashes at sea or in Gardens of remembrance) to mitigate the demand on niches³.

Regarding the crematorium facilities, the Government will continue to keep in view the situation and take forward crematorium projects as and when appropriate based on the projection of the overall demand for cremation services.

Location, Positioning and Implementation of the Proposed Data Centres and Related Purposes

Major Grounds/Comments	
(2)	The Item A Site, which is isolated and far away from service provisions, is considered inappropriate for the proposed development of data centres and related purposes. The issues of Fung Shui and working in close proximity to many deceased would affect the attraction of the Item A Site.
(3)	Hong Kong should develop its I&T sector in form of large integrated developments, such as those planned for the Technopole, the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) and the existing Hong Kong Science Park (HKSP).
(4)	Noting that the proposed development comprises only two data centres and two ancillary offices blocks (Drawing H-1), which is relatively small in scale, it is undesirable that the land would still be sold in phases taking into account the market responses. There is also a concern on the lack of an overall management plan for development of the Item A Site.
Responses	
(b)	<p>In response to (2):</p> <p>The Item A Site falls within the Boundary Commerce and Industry Zone of the Northern Metropolis. In view of the strategic locational advantages supported by planned transport infrastructure including the Northern Link, Northern Link Eastern Extension and Northern</p>

² 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. The Cape Collinson-San Ha Columbarium that commissioned operation in 2023 provided about 25,000 public niches. The Shek Mun Columbarium that is expected to come into operation in mid-2025 would provide additional some 40,000 public niches. The Government is taking forward a number of columbarium development projects, with a view to securing a stable medium and long-term supply of public niches.

³ By the end of 2024, over 18% of the total deaths adopted green burial for final disposal of cremated ashes.

Metropolis Highway, the Item A Site shows potential for development of a cluster of data facilities, which could serve as an enabler in the I&T industry, providing computing support for AI and software development.

Noting that the Item A Site is formed with some basic infrastructure and currently vacant without any existing graves/urns, and has no direct visual to the existing graves scattered across the other side of the hill, its ‘spade-ready’ condition offers a valuable opportunity response swiftly to market demand for data centres.

(c) In response to (3):

Currently, the key I&T sites in Hong Kong comprise Cyberport, HKSP and three InnoParks. Cyberport focuses on digital technology including but not limited to Artificial Intelligence (AI). HKSP serves as one of the major research and development (R&D) bases in Hong Kong. The three InnoParks provide multi-storey and highly-efficient specialised industrial buildings to encourage manufactures to set up production base. Under the new industry pattern of “South-North dual engine (Finance-I&T)”, the Northern Metropolis serves as an important base for promoting the development of I&T industries. The Technopole, including the HSITP, as the core of the northern part, would be a pilot transformation base offering platforms for I&T industries, academia and research as well as spaces for mass production.

In June 2024, ITIB and the Digital Policy Office (DPO) invited expression of interest (EOI) for the development of data centres and related purposes at Sandy Ridge. The EOI has received positive feedback from the market. Various enterprises have expressed interest in the proposed development.

(d) In response to (4):

The indicative layout for the proposed development (including two data centres and two ancillary offices blocks) is adopted as a basis in conducting various assessments under EFS to ascertain the technical feasibility. The actual built-form of the development would be subject to detailed design of the future developer(s). Besides, the Government will take into account the views collected when devising the land disposal arrangement to encourage coordinated development at the Item A Site as appropriate.

Infrastructure and Supporting Facilities

Major Grounds/Comments

- (5) The location is remote, lacking nearby MTR stations and having only one access road, which would require considerably more supporting facilities than those typically available in more accessible areas.

Responses
<p>(e) In response to (5):</p> <p>According to the Preliminary Traffic and Transport Impact Assessment conducted under the EFS, the proposed development at the Item A Site has no insurmountable problem from traffic engineering perspective given all key road links and junctions will operate with ample capacity in the design year of 2031. To meet the future transport demand, it is anticipated that the future operator(s) at the Item A Site would provide shuttle bus services and/or introduction of new transport services, if necessary. Apart from the necessary parking spaces and loading/unloading bays to be provided at the Site, a bus/coach lay-by will be equipped. The concerned B/Ds, including the Commissioner for Transport (C for T), have no objection to Item A in terms of traffic and transport perspectives.</p> <p>In addition to the data centres and related purposes that are always permitted within the “OU(I&T)” zone, other complementary non-I&T uses such as ‘Eating Place’ and ‘Shop and Services’, which provide supports to employees/visitors, are also permitted within the zone. The provisions under the zone allow flexibility in land use planning and development to cater for the demand for supporting facilities and meet changing needs.</p>

5.3 Adverse Representation Related to Amendments to the Notes

Major Grounds/Comments
(1) Incorporating ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 for “V” zone will deprive public’s right to comment on the location and design of these facilities.
(2) The planning intention of “V” zone is to provide housing and the incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 for “V” zone will be exploited for commercial operations.
(3) The amendments to the Notes of “CA” zone based on the latest MSN give the Government unfettered and unaccountable power to carry out filling of land/pond or excavation of land. The interests of the community will be eliminated.

Responses
<p>(a) In response to (1):</p> <p>The incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes of “V” zone, being in line with the latest MSN promulgated by the Board, is to streamline the</p>

<p>provision of these common and essential facilities in village areas. Under the current practice, relevant government departments such as FEHD would consult the concerned local residents/DCs/RCs on the provision of such facilities, as appropriate.</p>
<p>(b) In response to (2):</p> <p>Given the popularity of tours/visits to the villages in recent years, it is considered appropriate to add 'Field Study/Education/Visitor Centre' under Column 2 of the Notes for "V" zone to cater for the demand for such uses where appropriate, which is in line with the latest MSN promulgated by the Board. To ensure no insurmountable impacts on the surrounding areas and minimise the possible nuisance to the village environment, planning permission from the Board for such use is required.</p>
<p>(c) In response to (3):</p> <p>The incorporation of exemption clause for government works on diversion of streams, filling of land/pond or excavation of land pertaining to public works co-ordinated or implemented by the Government from the requirement for planning application in the conservation-related zones is in line with the latest MSN promulgated by the Board. The objective is to streamline the planning application process/mechanism.</p> <p>The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Public works co-ordinated or implemented by the Government will be in compliance with the relevant government requirements, prevailing ordinances and regulations. Statutory control over the developments in the conservation-related zones would not be undermined.</p>

6. **Departmental Consultation**

6.1 The following B/Ds have been consulted and their comments, if any, have been incorporated in the above paragraphs, where appropriate.

- (a) Secretary for Development;
- (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) Chief Engineer/Mainland North, Drainage Services Department;
- (m) Chief Engineer/Construction, Water Supplies Department;
- (n) Director of Fire Services;
- (o) Director of Agriculture, Fisheries and Conservation;
- (p) Director of Food and Environmental Hygiene;
- (q) Director of Leisure and Cultural Services;
- (r) Project Manager (North), CEDD;
- (s) Head of Geotechnical Engineering Office, CEDD;
- (t) Chief Building Surveyor/New Territories West, Buildings Department;
- (u) Director of Electrical and Mechanical Services;
- (v) Director of Environmental Protection;
- (w) District Officer (North), Home Affairs Department; and
- (x) Chief Town Planner/Urban Design and Landscape, PlanD.

7. **Planning Department's Views**

7.1 Based on the assessments in paragraphs 5.2 and 5.3 above, the Planning Department does not support **R1** and considers that the Plan should not be amended to meet the representation for the following reasons:

- (a) Item A is to take forward the PA initiative for development of a data park for data centres and related industries. The Item A Site shows potential for development of a cluster of data facilities, which could serve as an enabler in the I&T industry, providing computing support for AI and software development;
- (b) in view of the sufficient supply of columbarium related facilities, the original plan of providing columbarium facilities would be deemed unnecessary at the Item A Site;
- (c) the “OU(I&T)” zone allows flexibility in land use planning and development to accommodate the demand for supporting facilities and meet changing needs by incorporating other complementary non-I&T and compatible uses under the Notes of the Plan;
- (d) the incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 and ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes of “V” zone are in line with the MSN promulgated by the Board. The provisions of these facilities will follow the relevant procedures and/or require planning permission from the Board; and
- (e) the incorporation of the exemption clause that diversion of streams, filling of land/pond or excavation of land related to public works co-ordinated or implemented by the Government are exempted from the requirement for planning application in the “CA” zone is in line with the MSN promulgated by the Board and will streamline the planning application process. The exemption clause is only applicable to public works and minor works in which no major adverse impacts are

anticipated. Statutory control over the developments in the “CA” zone would not be undermined.

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representation taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representation.
- 8.2 Should the Board decide that no amendment should be made to the Plan to meet the representation, Members are also invited to agree that the Plan, together with its Notes and updated ES, are suitable for submission under section 8(1)(a) of the Ordinance to the Chief Executive in Council for approval.

9. Attachments

Annex I	Draft Man Kam To OZP No. S/NE-MKT/5 (Reduced Size)
Annex II	Schedule of Amendments to the Approved Man Kam To OZP No. S/NE-MKT/4
Annex III	List of the Representer
Annex IV	Submission of the Representer
Annex V	Extract of Minutes of RNTPC Meeting held on 22.11.2024
Annex VI	Extract of Minutes of DPHC Meeting of NDC held on 28.10.2024
Drawing H-1	Indicative Layout
Drawing H-2	Section Plan
Drawings H-3a to H-3h	Viewpoints and Photomontages
Drawing H-4	Landscape Master Plan
Drawing H-5	Proposed Air Ventilation Mitigation Measures under Prevailing Wind Directions
Plan H-1	Location Plan
Plan H-2	Site Plan
Plan H-3	Aerial Photo
Plans H-4a to H-4e	Site Photos

**PLANNING DEPARTMENT
MARCH 2025**