

圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區

COMMUNICATIONS		交通
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分率	
VILLAGE TYPE DEVELOPMENT	27.62	8.04		鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	11.28	3.28		政府、機構或社區
RECREATION	16.68	4.85		康樂
OTHER SPECIFIED USES	108.96	31.71		其他指定用途
AGRICULTURE	59.73	17.38		農業
GREEN BELT	107.35	31.25		綠化地帶
CONSERVATION AREA	4.24	1.23		自然保育區
RIVER CHANNEL	7.77	2.26		河道
TOTAL PLANNING SCHEME AREA	343.63	100.00		規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 7 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/NE-MKT/5 的修訂
AMENDMENT TO DRAFT PLAN No. S/NE-MKT/5

AMENDMENT EXHIBITED UNDER SECTION 7
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 7 條
展示的修訂

AMENDMENT ITEM A

(參看附表)
(SEE ATTACHED SCHEDULE)

2025年5月30日 按照城市規劃條例第7條展示的
草圖編號 S/NE-MKT/5 的修訂
AMENDMENT TO DRAFT PLAN No. S/NE-MKT/5 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON
30 MAY 2025

Signed Ms Donna Tam 譚燕萍 簽署
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的文錦渡分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MAN KAM TO - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺
METRES 200 0 200 400 600 800 1000 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/NE-MKT/6

**SCHEDULE OF AMENDMENT TO
THE DRAFT MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/5
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Rezoning of three land parcels at Sandy Ridge from “Other Specified Uses” (“OU”) annotated “Cemetery, Columbarium, Crematorium and Funeral Related Uses” to “OU” annotated “Innovation and Technology”.

Town Planning Board

30 May 2025

**《文錦渡分區計劃大綱草圖編號 S/NE-MKT/6》
Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/6**

**申述人名單
Index of Representation**

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/NE-MKT/6-R1	TPB/R/S/NE-MKT/6-S1	Mary Mulvihill

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁
<https://www.tpb.gov.hk/tc/plan_making/S_NE-MKT_6.html> 查閱就《文錦渡分區計劃大綱草圖編號 S/NE-MKT/6》提出的申述。

Representation in respect of the Draft Man Kam To Outline Zoning Plan No. S/SNE-MKT/6 is available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at < https://www.tpb.gov.hk/en/plan_making/S_NE-MKT_6.html >.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent

Submission Number:

TPB/R/S/NE-MKT/6- S1

From: mm1947 [REDACTED]
 Sent: 2025-07-30 星期三 03:19:20
 To: tpbpd/PLAND <tpbpd@pland.gov.hk>
 Subject: AMENDMENT TO THE DRAFT MAN KAM TO OZP NO. S/NE-MKT/5
 Attachment: Hong Kong COVID - Coronavirus Statistics - Worldometer.pdf; Mortuary.docx

Representation Number:

TPB/R/S/NE-MKT/6- R1

AMENDMENT TO THE DRAFT MAN KAM TO OZP NO. S/NE-MKT/5

Dear TPB Members,

Item A – about 9,400m². Rezoning of three land parcels at Sandy Ridge from “Other Specified Uses” (“OU”) annotated “Cemetery, Columbarium, Crematorium and Funeral Related Uses” to “OU” annotated “Innovation and Technology”.

Two of them (including one (about 1,800m²) near MacIntosh Fort (Nam Hang) and another (about 5,900m²) near the adjacent “Green Belt” (“GB”) zone) are located at the northern fringe of the “OU(I&T)” zone while the remaining one (about 1,700m²) is at the southern fringe. **The Site is mainly natural slope area with vegetation.**

Strong Objections.

First of all to the sneaky manner in which the site approved in March is being extended. While many rights of participation in the planning process on the part of the community have been curtailed under the excuse of a more efficient system, the administration itself by not revealing its true intentions in the previous exercise has generated much time wasting on the part of government staff, TPB members and the public via the generation of a further OZP.

In the previous OZP the paper underlined that the intention was effectively nothing more than a change of land use on an already formed site:

“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)”

But now it is clear that all along the intention was to extend the site onto the surrounding slopes. The previous OZP was an obvious **MISREPRESENTATION** of the true intention.

And this may be just the first of a number of steps to gradually encroach further onto the designated burial grounds and green belt that will create a considerable negative impact from both a visual and functional perspective.

Also of concern is the statement:

“Considering the industry feedback collected from the RFI exercise, the proposed minor boundary expansion would provide flexibility to cater for more development options initiated by future developer(s), including the development of a single building with a larger floor area”

This would effectively create a long wall effect with strong negative visual impact on the verdant landscape.

NOTE THAT NO PLANS NOR VISUAL IMPACT IMAGES HAVE BEEN PROVIDED

The references to 'larger floor area' and 'no additional traffic is anticipated' are in contradiction to the statement that there would be no increase in GFA or the number of employees to be accommodated at the site.

The issue of the single road access was of considerable concern during the OZP meeting in March.

While there is no mention of tree felling, it is clear from the images that in fact a considerable number of trees would be cleared.

MEMBERS MUST QUESTION HOW MANY TREES WOULD BE REMOVED

Of concern also is the considerable extension of man-made slopes. The further cutting into the slopes surrounding the platform erodes the drainage function of the land surrounding the proposed development.

On the news today were multiple images of water cascading down man made slopes "Heavy downpour cascades down hillside during Hong Kong's first Black Rainstorm" "A temporary waterfall formed in Shau Kei Wan when rainwater poured down a slope on Yiu Hing Road, the site of a large landslide in 2023."

At the March OZP when question about evacuation if the single access was blocked the solution was to use helicopters! The news clips of the conditions during the black rainstorm underline that this would not be a viable option.

That the issue of access was not properly addressed in the March OZP is evident. This exercise provides the members with the opportunity to do their duty and consider the issue with regard to the impact of climate change on the terrain.

That the planned use has deprived the community of essential services, in particular with regard to mortuary capacity was also not adequately addressed.

Attached is correspondence on the matter that shows that no lessons were learned from Covid and that facilities are manifestly inadequate should there be another outbreak of a deadly virus. Much of the presentation in March remains relevant.

Mary Mulvihill

MAN KAM TO OZP NO. S/NE-MKT/5

21 Mar 2025

Item A – About 10.59ha. 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)")

Data centre use 196,000m² / Office use 54,000m² / Total GFA of 250,000m² 115mPD

STRONGEST OBJECTIONS

It is an indication of the extent to which public opinion has been stifled when an absurd plan like this has not been met with strong protests from the community.

For over a decade consultations, impact assessments, millions of dollars in consultant fees and incalculable time expended on the part of government departments went into the preparation of plans for the Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery. The initial site formation has already been carried out to provide a formed flat platform (about 2 ha) and adjoining formed man-made slopes.

The facility was intended to resolve long standing issues re the urgent need to provide cremation and niche facilities to address the shortfall. The community was advised that the "super cemetery" at Sandy Ridge would provide 200,000 niches for urns and stage 17,800 cremations per annum.

<https://www.epd.gov.hk/eia/register/profile/latest/esb314/esb314.pdf>

Hopefully members have read this report and the attached outline of the original plan that underlined the urgent need for additional burial facilities in Hong Kong.

NOTE THAT THE NUMBER OF DEATHS PROJECTED IS ACTUALLY GREATER THAN THOSE QUOTED IN THIS DOCUMENT

Even if the number of residents opting for Green burial increases to one third from the current 18%, by 2046 the demand for facilities would be around 60,000.

Tuen Mun Tsang Tsui Columbarium and Wo Hop Shek Columbarium Phase VI came into operation in **2020** providing about **200,000 public niches**.

Cape Collinson-San Ha Columbarium In **2023** provided about **25,000 public niches**

Shek Mun Columbarium mid-2025 would provide additional some **40,000 public niches**

265,000 IN TOTAL. TAKING THE CURRENT NUMBER OF ESTIMATED DEATHS 2025 – 54,600, THIS WOULD TRANSLATE INTO AROUND 40,000pa. SO THE SUPPLY IS SUFFICIENT ONLY UNTIL AROUND 2032.

ACCORDING TO THE PAPER 450,000 NICHES IN TOTAL BUT NO DATA PROVIDED ON THE NUMBER ALREADY TAKEN UP. EVEN IF ALL ARE FREE, TAKING INTO ACCOUNT THE INCREMENTAL INCREASE IN PREDICTED DEATHS, THE SUPPLY IS SUFFICIENT FOR AROUND 10 YEARS ONLY.

AND WHAT IF WE HAVE ANOTHER COVID OR SIMILAR SCENARIO? THE PROVISION OF THE PROPOSED FACILITIES LIKE THE MORTUARY (at least 80 dead bodies) IN A REMOTE LOCATION SHOULD CERTAINLY BE CONSIDERED NOT ONLY PRUDENT BUT NECESSARY. IT APPEARS THAT THE DISTRESSING SCENES OF BODIES PILED UP IN HOSPITAL CORRIDORS AND STORAGE AREAS ARE FORGOTTEN AND LESSONS THAT SHOULD HAVE BEEN LEARNED WITH REGARD TO PREPARATION FOR THE INEVITABLE COMING DISASTERS ARE NOW IGNORED IN THE FRENZY TO JUMP ON THE NEXT BANDWAGON

Now suddenly because some residents of Lo Wu have complained that the plans would lower the value of their homes, impact their views and adversely affect their mental wellbeing, the administration has caved in and come up with the ridiculous plan to develop a data center node in the middle of a very large cemetery complex, Sandy Ridge Cemetery is 90ha.

However here in Hong Kong thousands of residents live comfortably with full views of cemeteries, some of our most prestigious residential locations like Pok Fu Lam and Happy Valley are located adjacent to large burial grounds.

As for the right to views, this has been discussed many times at TPB. The only views that have protection are those of the ridgelines from the harbour front.

It was shocking to note that during the TPB meeting in Nov **there was no mention of any proposal for an alternative site to provide the many planned facilities**. The interests of the community were completely ignored.

The paper states that "the Government would continue to develop Hong Kong into an international innovation and technology (I&T) centre". Indeed, and a large amount of land has already been set aside for this purpose.

While President Xi has mandated that Hong Kong develop its IT sector, this was intended to be in the form of large integrated developments like those planned for San Tin Technopole. HSITP and the existing Science Park, not an isolated facility in the middle of a burial ground. He has stressed better respecting public opinion and following the aspirations of the people, in this instance a solution to the need for more and better facilities to remember the departed.

The location is a long distance from any existing or planned MTR stations.

"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"

REGRETABLELY NONE OF THEM HAVE BOTHERED TO PARTICIPATE IN THE OZP

One access road only. Isolated location, the paper, probably deliberately, avoids any mention of the fact that there would be need for a considerable supply of catering and convenience store options. These would require staff, but the location is far from public transport options. This indicates that the amount of accommodation required to ensure adequate onsite assistance has also been brushed aside.

While "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." A site at such an out of the way location would require considerably more supporting facilities than the usual facilities where one can pop out to the shops and restaurants.

While the paper boasts that there is considerable interest in the development, this is more likely to be on the expectation of cheap land.

MANY TAX PAYERS WERE LEFT GOBSMACKED BY PAUL CHAN'S RECENT PLEDGE TO 'GRANT A PIECE OF LAND' TO SUCH DESERVING OPERATORS AS BIG PHARMA THAT HAVE BEEN GOUGING COMMUNITIES FOR DECADES, AND IN SOME CASES PROMOTING DRUG ADDICTION THAT HAS COST BILLIONS IN HEALTHCARE AND OTHER EXPENSES (See SCMP article)

No lessons have been learned from Cyberport where much was promised but little delivered because of the remote location. The outcome was that the premises were leased out at very low rates and used for storage, back up facilities, etc.

The statement that "The land would be sold in phases, taking into account the market responses" underlines this possibility. But we are talking about a limited number of buildings, see Drawing 1, two data centres and two offices towers.

Also of concern is "While an overall management of the Site was not planned, the Government would explore setting out requirements to encourage coordinated development of the Site." Again, most undesirable for what is essentially a compact site surrounded by slopes.

So instead of making provision for a clear and unavoidable increase in the number of deaths due to our ageing society, the administration is punting on development that has no guaranteed outcome.

Note: *"Site shows potential for development of a cluster of data facilities, **which could serve** as an enabler in the I&T industry"*

As for "market demand for data centers", sure if land is cheap. But he ignores the current decline in demand for Commercial zoning that will free up equally 'spade ready' sites in far more convivial and easily accessible districts:

26 Feb 2025: Commercial current oversupply – expected to reach 3 million square feet in the coming months – would take between seven and 10 years to fully digest, said Hannah Jeong, head of valuation and advisory services at CBRE Hong Kong.

The OZP should be rejected. The location is inappropriate for the proposed development. Such facilities should be located within or adjacent to the planned IT parks.

The change of use from cemetery is not justified when there is urgent need in the community for community facilities. It displays significant disrespect to the intended land use of the district.

It is quite likely that because of the isolated location, long distance from services, and the issues of Fung Shui and working in close proximity to a large number of deceased would impact the attraction of the facilities and we would end up with yet another white elephant like Cyberport.

The Response that the site "has no direct visual to the existing graves scattered across the other side of the hill" is risible as ingress and egress is through burial grounds.

TPB members have a duty to see beyond the hyperbole. This is a jump on the bandwagon proposition similar to the current panda mania.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

The need for rational assessment of the wider interests of the community has been abandoned.

NOTE: As of April 13, 2024, the **Coronavirus Tracker is no longer being updated** due to the unfeasibility of providing statistically valid global totals, as **the majority of countries have now stopped reporting**. However, historical data remain accessible. Worldometer delivered the **most accurate and timely global statistics** (/coronavirus/most-accurate-and-timely/) to users and institutions around the world at a time when this was extremely challenging. **We thank everyone** who participated in this extraordinary collaborative effort.

[WORLD \(/CORONAVIRUS/\)](#) / [COUNTRIES \(/CORONAVIRUS/#COUNTRIES\)](#) / CHINA,

HONG KONG SAR

Last updated: April 13, 2024, 01:00 GMT



China, Hong Kong SAR

Coronavirus Cases:

2,937,609

Deaths:

14,924

Recovered:
2,872,188

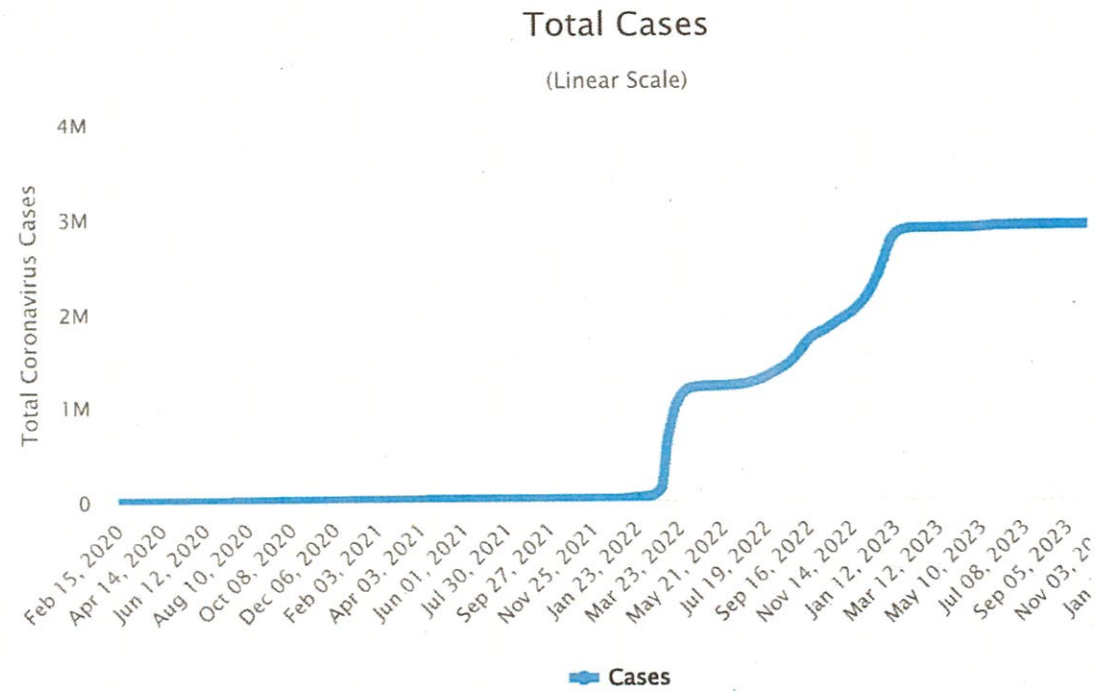
[Daily Cases Graph](#) - [Daily Deaths Graph](#)

Learn more about Worldometer's COVID-19 data (</coronavirus/about/>)

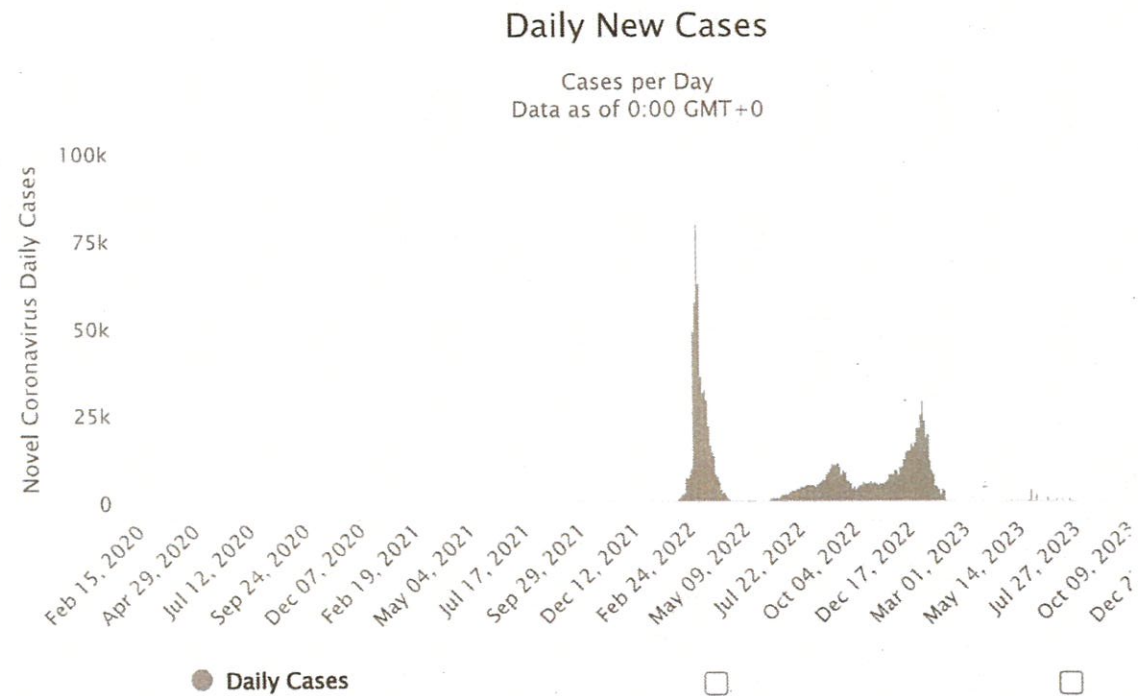
Total Coronavirus Cases in China, Hong Kong SAR

linear

logarithmic

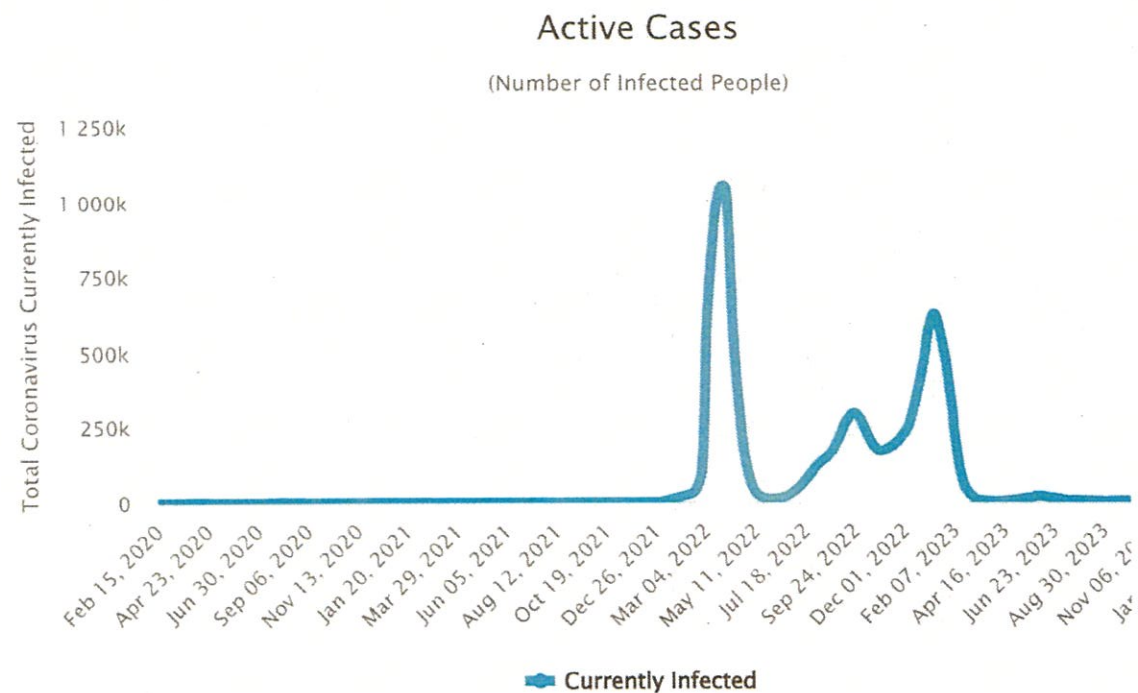


Daily New Cases in China, Hong Kong SAR



See also: [Daily Deaths Graph](#)

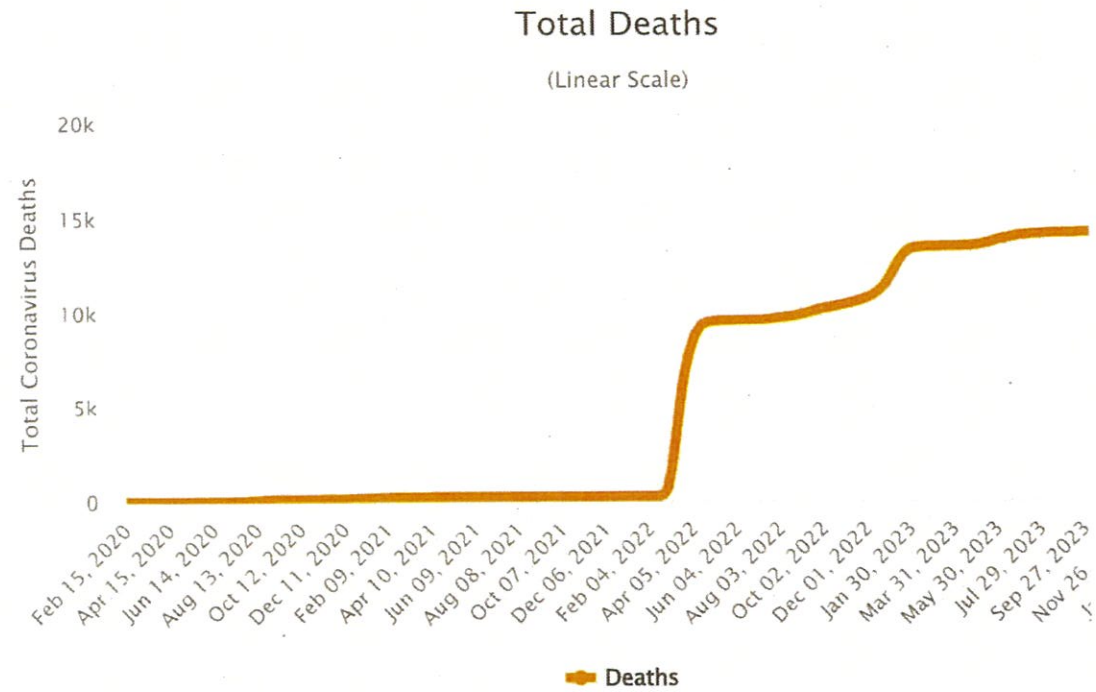
Active Cases in China, Hong Kong SAR



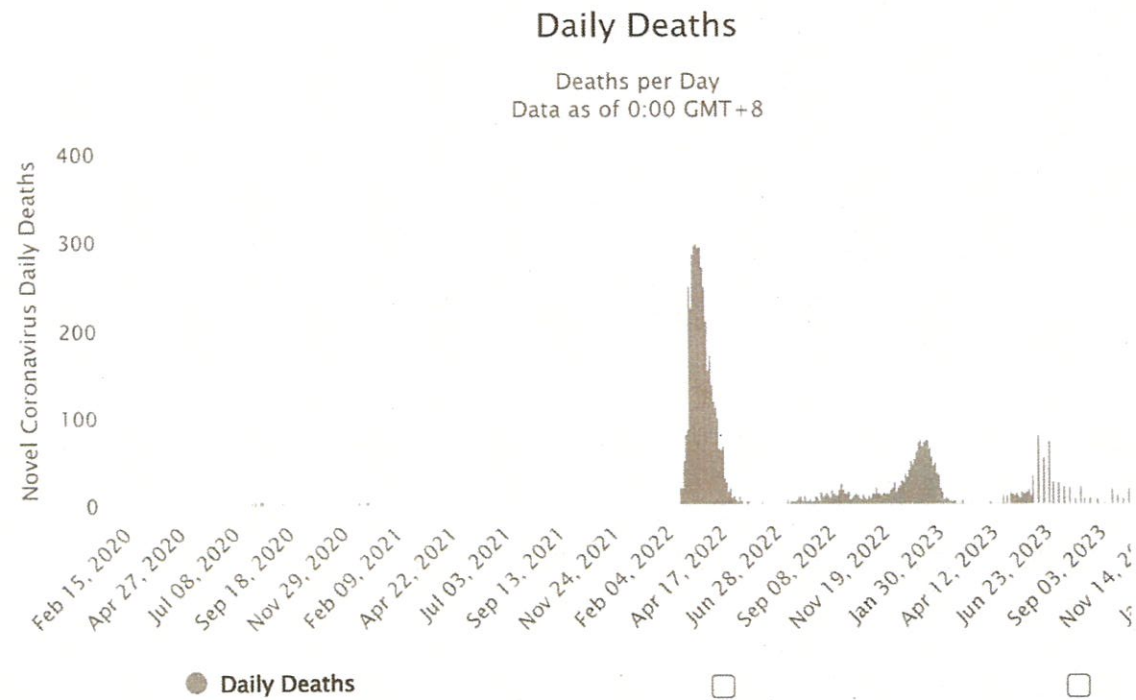
Total Coronavirus Deaths in China, Hong Kong SAR

linear

logarithmic



Daily New Deaths in China, Hong Kong SAR



See also: [Daily Cases Graph](#)

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From: Enquiry [REDACTED]
To: mm1947 [REDACTED]
Date: Friday, 23 May 2025 9:57 AM HKT
Subject: Re: No Mortuary Facilities to address Covid era conditions

Dear Ms Mulvihill,

Further to our reply on 17 April 2025, in consultation with the Department of Health (DH) and the Hospital Authority (HA), please find our consolidated reply in the ensuing paragraphs.

Public mortuaries

At present, there are four public mortuaries in Hong Kong (including the Victoria Public Mortuary (VPM) in Hong Kong Island, the Fu Shan Public Mortuary (FSPM) in Sha Tin, New Territories East, the Kwai Chung Public Mortuary (KCPM) in New Territories West, and the Kowloon Public Mortuary (KPM) in Hung Hom, Kowloon) of the Forensic Pathology Service of the DH for conducting medicolegal investigation of deaths that are reportable to the Coroner. The VPM, FSPM and KCPM are currently under operation whereas the KPM is reserved for emergency use where necessary.

The Government regularly monitors the utilisation situation and storage capacity of public mortuaries. Currently, the regular body storage capacity of the VPM, the FSPM, the KCPM and the KPM is about 1 280 in total, and is able to accommodate the demand up to 2031.

To meet the overall projected caseload (1 800) of public mortuaries by 2046, and to enable flexible coordination of body storage capacities in public mortuaries in various districts amid epidemics, the Government proposed to reprovise the VPM to further increase the overall body storage capacity of Hong Kong to over 2 000. On 21 March 2025, the Legislative Council Finance Committee has approved the project (<https://www.legco.gov.hk/en/legco-business/committees/financial-proposals-results.html?20250321>).

Mortuaries in public hospitals

Meanwhile, the HA mortuaries provide temporary safe storage of deceased HA patients before identification or collection for respectful burial, cremation or other means by the bereaved families. The HA has established a Mortuary Task Force to oversee mortuary services. This task force is responsible for coordinating and aligning operations across clusters, as well as making recommendations for service improvement. A contingency plan is in place and is reviewed regularly for internal communication to cope with surges in demand for storage at hospital mortuaries. Moreover, the HA has established a designated communication channel with the Health Bureau and the DH for emergency response.

As of December 2024, there were about 3 300 body compartments in 38 mortuaries under the HA, with 28 providing farewell facilities. During the peak of the pandemic from 2020 to 2022, the overall utilisation rate of HA mortuaries exceeded 100%, with all physical body compartments fully occupied. This necessitated the use of temporary storage units to manage the surge in demand. Since 2023, the overall utilisation rate of HA mortuaries has averaged around 75%. The HA will continue to regularly review the demand for storage facilities, while exploring administrative measures to consistently improve turnover rates and reduce the number of long-staying cases, including the potential for setting limits on storage

duration. Consideration will be given to hospital operations, compassionate needs, and public expectations during these reviews.

In planning hospital development projects, the HA will consider providing relevant facilities in appropriate hospitals, taking into account design and environmental factors. These may include farewell facilities and small viewing rooms to meet the needs of the deceased's families.

The DH and HA will regularly review the demand for storage facilities from time to time to meet service demands.

Yours sincerely,
(Miss Sharon LAU)
Health Bureau

<https://www.legco.gov.hk/yr2025/english/fc/pwsc/papers/P24-22-e.pdf>

Currently, the regular body storage capacity of the VPM, the FSPM, the KCPM and the KPM is about 1 280 in total. The public mortuaries would usually reach their critical storage limits after long holidays and during winter.

It is estimated that a body storage capacity in public mortuaries of no less than 1 800 is required by 2046 to meet the anticipated demand

Fu Shan Public Mortuary (FSPM) in Sha Tin 830
Kowloon Public Mortuary (KPM) in Hung Hom, Kowloon) 132 (for emergencies)
Kwai Chung Public Mortuary (KCPM) 220
Victoria Public Mortuary in Kennedy Town (VPM) 1005 when redeveloped in 2034.
Currently 76
Total: 1258

HKU – MAY 29 2023 – 13,825 cumulative deaths from Covid

<https://www.worldometers.info/coronavirus/country/china-hong-kong-sar/>

THIS PUTS THE NUMBER OF DEATHS AT ALMOST 15,000

Sha Tin, Tai Po and North District**Agenda Item 5**

[Open Meeting]

Proposed Amendment to the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5
(RNTPC Paper No. 4/25)

19. The Secretary reported that the proposed amendment to the Outline Zoning Plan (OZP) for the planning area of Man Kam To involved rezoning of three land parcels at Sandy Ridge (the Site) for data centres and related purposes (Amendment Item A). AECOM Asia Company Limited (AECOM) was the consultant of the Civil Engineering and Development Department (CEDD) for conducting the engineering feasibility study (EFS). Mr Vincent K.Y. Ho had declared an interest on the item for having current business dealings with AECOM. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

20. The following government representatives and consultants were invited to the meeting at this point:

Innovation, Technology and Industry Bureau (ITIB)

Ms Lillian M.L. Cheong	-	Under Secretary for Innovation, Technology and Industry (USITI)
Mr Charlson C.Y. Chiu	-	Assistant Secretary for Innovation, Technology and Industry
Mr Kingsley K.M. Wong	-	Contact Project Coordination Director (Mainland and Industry Collaboration), Digital Policy Office
Mr Alex T.Y. Tai	-	Senior Systems Manager, Digital Policy Office

Development Bureau (DEVB)

Mr Tonny L.Y. Chan - Assistant Secretary (Northern Metropolis)

Planning Department (PlanD)

Mr Rico W.K. Tsang - District Planning Officer/Shia Tin, Tai Po and North (DPO/STN)

Mr Ryan C.K. Ho - Senior Town Planner/Shia Tin, Tai Po and North (STP/STN)

Mr Tim T.Y. Fung - Senior Town Planner/New Territories District Planning Division Headquarters

Mr Horman H.M. Cheung - Town Planner/New Territories District Planning Division Headquarters

Ms Cheryl T.M. Tsang - Assistant Town Planner/Shia Tin, Tai Po and North

CEDD

Ms Esther C.W. Yung - Chief Engineer/Land Works (CE/LW)

Mr Jack S.K. Lui - Senior Engineer/3

Mr Jackson M.H. Leung - Engineer/31

Consultants

AECOM

Mr Allen Lee

Ms Eva Huang

21. With the aid of a PowerPoint presentation, Mr Ryan C.K. Ho, STP/STN, PlanD, briefed Members on the background of the proposed amendment to the draft Man Kam To OZP No. S/NE-MKT/5 (the draft OZP), technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendment was to rezone three land parcels at Sandy Ridge from “Other Specified Uses” (“OU”) annotated “Cemetery, Columbarium, Crematorium and Funeral Related Uses” to “OU” annotated “Innovation and Technology” (“OU(I&T)”) for data centres and related purposes (Amendment Item A).

22. As the presentation of PlanD's representative had been completed, the Chairperson invited questions from Members.

Expansion of the "OU(I&T)" Zone

23. Noting that the site area of the "OU(I&T)" zone was enlarged by about 0.94 hectare (ha) (about 9%) without corresponding increase in the development intensity, including recommended maximum gross floor area (GFA), some Members raised the following questions:

- (a) the necessity of occupying additional land, and the efficient use of land resources;
- (b) whether the recommended maximum GFA for the "OU(I&T)" zone could be increased accordingly so as to cater for potential future expansion;
- (c) the types of facilities that could be placed on the Site given the irregularity of the additional areas which comprised mainly natural slopes; and
- (d) whether there was any new indicative scheme to illustrate how the current site configuration could enhance the design of the overall plan.

24. In response, Ms Lillian M.L. Cheong, USITI, ITIB, and Mr Rico W.K. Tsang, DPO/STN, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) the proposal was intended to better utilise the land and was formulated in response to market feedback collected through a "Request for Information" (RFI) exercise, which was conducted to help formulate the land disposal arrangement as well as gather insights on the scale and design of data centre development. About 70% of the respondents raised concerns about the current site layout with sharp corners or development parameters that might impose limitations on the overall design, scale of installations, operational efficiency and the long-term development potential. In light of industry feedback, the current proposal sought to rationalise the site boundary to

make it more rectangular in shape and slightly expand the boundary to avoid sharp corners, with an aim of allowing greater flexibility and achieving economies of scale. This would cater for more development options initiated by future developer(s), including the development of a single building with a larger floor area to facilitate the development of a large scale Artificial Intelligence (AI) supercomputing centre which required extensive floor space to accommodate clustered Graphics Processing Units for AI model training and cooling systems;

- (b) it was anticipated that an increase in the recommended maximum GFA would likely necessitate a reassessment which could take several months to a year. With a view to taking forward the development of data facility cluster in a timely, responsive and forward looking manner to meet the market needs, it was considered desirable to proceed with the launch as soon as possible. Given the ever-changing market situation, it was considered necessary to balance various factors, such as development cost, time and design requirements, in executing the proposed development. ITIB would closely monitor the latest market conditions and respond to the market needs as appropriate;
- (c) the design layout by the future developer(s) had to fulfil specifications for building separations and infrastructure configurations, e.g. power substations and roads. The additional areas might be utilised to serve such purposes; and
- (d) the indicative scheme under the EFS was primarily intended to demonstrate that the proposed facility cluster development was technically feasible with no insurmountable problems. As the proposed rezoning only involved a slight increase in the area of the “OU(I&T)” zone and the permissible development parameters remained unchanged, the findings of the EFS remained valid, as confirmed by relevant government departments. In view of the above and the pressing need to release the land to the market in a timely manner, no additional indicative scheme was prepared in the interest of time.

25. The Chairperson supplemented that the additional land in irregular shape might preclude its use for future adjacent developments, while its inclusion could enhance the site configuration for the proposed data centre development. The objective of the EFS was to demonstrate the feasibility of the proposal while the rationalised site boundary would allow flexibility for different layouts to be designed by future developer(s).

Expediting Development Process

26. In response to a Member's suggestion to advance the process of inviting expressions of interest (EOIs) prior to the proposed amendments to the OZP so as to avoid triggering this round of rezoning process, Ms Lillian M.L. Cheong, USITI, ITIB, with the aid of some PowerPoint slides, said that the Government was taking forward the development in a timely, responsive and forward looking manner. The relevant policy initiative was first announced in the 2023 Policy Address (PA) to change the land use of a 2-ha formed site at Sandy Ridge from planned columbarium, crematorium and related facilities to I&T related purposes. In June 2024, ITIB and the Digital Policy Office invited EOIs for the proposed data centre development and received positive responses from the industry, leading to an expansion of the I&T site to 10 ha in response to the market demand. The RFI exercise was conducted efficiently in March 2025. ITIB had been proactive in engaging the market and listening to its demands while taking forward the development process in a timely manner.

Traffic Impacts

27. Noting that the proposed data centre development was served by only one access road, a Member enquired whether an auxiliary road would be provided. In response, Ms Esther C.W. Yung, CE/LW, CEDD said that Sha Ling Road, which was a 7.3m-wide single two-lane carriageway with 3m-wide footpath on both sides, was assessed to be sufficient to support the traffic demand arising from the data centre development in Sandy Ridge, and hence it was not considered necessary to construct an additional access road to the site from traffic demand perspective.

Maintenance of Slope

28. In response to a Member's questions on whether the Site comprising natural slopes would pose development constraints and incur additional cost, and about the slope maintenance responsibility of the Site, Mr Rico W.K Tsang, DPO/STN, PlanD, with the aid of some PowerPoint slides, said that the future developer(s) would be responsible for both development and maintenance of the slope. Whether the slope areas would lead to increased development difficulties and cost would depend on the design and layout of the future development. The Chairperson supplemented that the majority of the Site consisted of slopes and the additional areas were relatively minor. The future developer(s) would be well informed of the site conditions during the tender process, enabling them to assess the development cost and layout design accordingly.

Statutory Procedures

29. In response to a Member's enquiry on whether there would be a hearing to consider the representations received, if any, should the Committee agree that the draft OZP was suitable for public exhibition, the Chairperson explained that the draft OZP would be exhibited for public inspection for 2 months under section 7 of the Town Planning Ordinance (the Ordinance). The Town Planning Board (the Board) would hold a hearing to consider the valid representations received. Upon completion of the representation consideration process, the Board would submit the draft OZP to the Chief Executive in Council (CE in C) for approval.

30. In light of the pressing need to tender out the proposed data facility cluster development, another Member asked whether there was streamlined process under the Ordinance. In response, the Chairperson said that the proposed amendment, involving an area of about 1 ha and rezoning from "OU(Cemetery, Columbarium, Crematorium and Funeral Related Uses)" to "OU(I&T)", was required to go through the statutory town planning procedures as stipulated in the Ordinance. While the statutory plan-making process could take 7 months (including the 2-month exhibition period) before submission of the draft plan to the CE in C for approval, other procedures, such as preparation of tender documents, could be conducted concurrently to expedite the overall implementation process. Ms Lillian M.L. Cheong, USITI, ITIB supplemented that as some statutory procedures were inevitable, ITIB endeavoured to expedite implementation of the proposed data centre

development by providing earlier and clearer information on site conditions, development parameters, utilities installations, etc., to the market so as to ensure that the development would be taken forward in a timely manner.

31. The Chairperson remarked that Members generally supported the proposed amendment and the need to expedite the development process. Should the Committee agree to the proposed amendment, the draft OZP would be gazetted under section 7 of the Ordinance for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

32. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendment to the draft Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/5 and that the draft Man Kam To OZP No. S/NE-MKT/5A at Attachment II of the Paper (to be renumbered to S/NE-MKT/6 upon exhibition) and its Notes at Attachment III of the Paper are suitable for public exhibition under section 7 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Man Kam To OZP No. S/NE-MKT/5A (to be renumbered as S/NE-MKT/6 upon exhibition) 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 the revised ES will be published together with the OZP.”

33. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board’s consideration.

[The Chairperson thanked the government representatives and the consultants for attending the meeting. They left the meeting at this point.]