

TOWN PLANNING BOARD

TPB Paper No. 11018

**For Consideration by
the Town Planning Board on 29.8.2025**

DRAFT MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/6

**CONSIDERATION OF
REPRESENTATION NO. TPB/R/S/NE-MKT/6-R1**

DRAFT MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/6
CONSIDERATION OF REPRESENTATION NO. TPB/R/S/NE-MKT/6-R1

Subject of Representation	Representer (No. TPB/R/S/NE-MKT/6-R1)
<p><u>Amendment to the Plan</u></p> <p><u>Amendment Item (Item) A</u> 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” (“OU(I&T)”).</p>	<p>Total: 1</p> <p><u>Opposes Item A</u> 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_6.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin.

1. Introduction

- 1.1 On 13.12.2024, the draft Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/5 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, one representation was received. After giving consideration to the representation on 21.3.2025, the Board decided not to propose any amendment to meet the representation¹.
- 1.2 On 30.5.2025, the draft Man Kam To OZP No. S/NE-MKT/6 (the Plan) at **Annex I**, together with the Notes and Explanatory Statement (ES)² (the draft OZP), was exhibited for public inspection under section 7 of the Ordinance. The Schedule of Amendment setting out the amendment incorporated into the OZP is at **Annex II** and the location of the amendment item is shown on **Plan H-1**.
- 1.3 During the two-month statutory exhibition period, one valid representation was received. On 1.8.2025, the Board agreed to consider the representation itself.
- 1.4 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.

¹ The relevant TPB Paper No. 11000 is available at the Board’s website at: https://www.tpb.gov.hk/en/plan_making/S_NE-MKT_5.html.

² The Notes and ES are available at the Board’s website at: https://www.tpb.gov.hk/en/plan_making/S_NE-MKT_6/s_ne-mkt_6_e.pdf.

2. **Background**

Proposed Data Facility Cluster at Sandy Ridge

- 2.1 After reviewing the original plan to build a public columbarium and related facilities at Sandy Ridge, the Chief Executive announced in the 2023 Policy Address (PA) to change the land use of a 2-hectare (ha) formed site at Sandy Ridge to innovation and technology (I&T) and related purposes, given sufficient supply of public niches in the future. Considering the site's location, infrastructure planning, the supply of digital infrastructure facilities, and the industry's demand, the Government was of the view that the 2-ha formed site and the surrounding formed slope of about 8ha (i.e. about 10ha in total) could be developed for data centres and related purposes. Subsequently, the 2024 PA announced that the site would be expanded to 10ha and that the rezoning process would commence in 2024.
- 2.2 An Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD) confirms that the rezoning proposal is technically feasible with no insurmountable problems in the technical aspects. To take forward the PA initiative, the site was subsequently rezoned from "OU(Cemetery, Columbarium, Crematorium and Funeral Related Uses)" to "OU(I&T)" on the draft Man Kam To OZP No. S/NE-MKT/5 to facilitate the data facility cluster development.
- 2.3 Taking into account the views collected from the expressions of interest exercise conducted in June 2024, and to help formulate the optimal land disposal arrangements, a 'Request for Information' (RFI) exercise was conducted by the Innovation, Technology and Industry Bureau (ITIB) and Digital Policy Office (DPO) from 17.3.2025 to 11.4.2025 to inform the industry of the development parameters of the site and the planned arrangement of disposing the entire 10-ha site as a single land lot, as well as to gather some insights on the scale and design of data centre development and the related requirements of utility supply. While the industry is generally supportive to the proposed development at Sandy Ridge, some responses indicate that the current site layout including sharp corners, may limit the scale of installations and operations as well as the development potential.
- 2.4 To provide adaptability for various development scenarios that may be undertaken by future developer(s) and maximise the development potential of the site through higher synergy and efficiency, it is considered necessary to re-configure the site to make it more rectangular in shape or slightly expand the boundary to avoid sharp corners with an attempt to attract more innovative and effective development proposals from the market. 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 larger floor area for the Artificial Intelligence supercomputing centre and greater flexibility in designing site layout and buildings. According to ITIB and DPO, while the degree of benefit on the scale of installations and operations at the site is subject to individual development proposals, rationalising the site

boundary could enhance overall development flexibility and efficiency of the site, which may facilitate the attraction of more innovative and effective development proposals from the market.

Item A – Rezoning of three land parcels for minor expansion of the “OU(I&T)” zone

- 2.5 Accordingly, it is proposed to slightly enlarge the “OU(I&T)” zone by rezoning three land parcels with a total area of about 9,400m² (an increase of about 9%) from “OU” annotated “Cemetery, Columbarium, Crematorium and Funeral Related Uses” to “OU(I&T)” for data centres and related purposes (**Item A**). ITIB renders support to the rezoning proposal. Given that the expansion of the boundary of the “OU(I&T)” zone arising from the addition of the three land parcels is minor in nature and the permissible development parameters for the “OU(I&T)” zone remain intact, the findings of the EFS conducted by CEDD for the proposed data centres and related purposes under indicative scheme are still applicable, as confirmed by relevant bureaux/departments (B/Ds). The rezoning of the three land parcels to rationalise the site boundary of the “OU(I&T)” zone is technically feasible with no insurmountable problem. The total area of the “OU(I&T)” zone is increased to about 11.59ha. The permissible development parameters in respect of building height (BH) restriction (i.e. 115mPD) and the recommended maximum gross floor area (GFA) (i.e. 250,000m²) remain unchanged.

Amendments to the ES of the OZP

- 2.6 The ES of the OZP has been suitably revised in view of the amendment 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 Draft OZP

- 2.7 On 23.5.2025, the Rural and New Town Planning Committee (RNTPC) agreed that the proposed amendment to the draft Man Kam To OZP No. S/NE-MKT/5 was suitable for exhibition under section 7 of the Ordinance for public inspection. The relevant RNTPC Paper No. 4/25 is available at the Board’s website³ and an extract of the minutes of the said RNTPC meeting is at **Annex V**. Accordingly, the draft Man Kam To OZP No. S/NE-MKT/6 was gazetted on 30.5.2025.

3. Local Consultation

The Development Planning and Housing Committee of North District Council (NDC) and the Ta Kwu Ling District Rural Committee (TKLRC) were consulted in October 2024, both expressing general support for data facility cluster development at Sandy Ridge. The current rezoning proposal under **Item A** only involves minor boundary expansion of the site boundary of the “OU(I&T)” zone. Members of the NDC and

³ The RNTPC Paper No. 4/25 is available at the Board’s website at:
https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/765_rnt_agenda.html.

TKLRC were notified that members of the public can submit representations on the amendment in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representations from members of NDC and TKLRC were received.

4. The Representation Site and Its Surrounding Areas

Representation Site under Item A

4.1 Representation site under **Item A** (the **Item A** site) consists of three parcels of Government land at Sandy Ridge, which covers a total area of approximately 0.94ha. 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 **Item A** site is mainly natural slope area with vegetation and currently vacant without existing urns/graves.

4.2 The surrounding areas 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(Cemetery, Columbarium, Crematorium and Funeral Related Uses)” on the OZP; and
- (b) to its north are vegetated areas in Nam Hang zoned “GB”; to its northwest are MacIntosh Fort (Nam Hang) zoned “Government; Institution or Community” and a wetland with mitigation habitats in Yuen Leng Chai zoned “Conservation Area”; and to its further north across Shenzhen River are the residential and commercial clusters in Luohu District, Shenzhen.

Planning Intention

4.3 The planning intention of the 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

Subject of Representation

5.1.1 The only representation received was submitted by an individual opposing **Item A (R1)**.

5.1.2 The major grounds/comments of the representation, and PlanD’s responses in consultation with relevant B/Ds are summarised in paragraph 5.2 below. Regarding the remaining part of comments attached in **R1** dated 21.3.2025, which were previously submitted and

raised during the representation stage of the draft Man Kam To OZP No. S/NE-MKT/5, the responses from relevant B/Ds have been detailed in the TPB Paper No. 11000 and recorded in the minutes of the hearing meeting on 21.3.2025⁴.

5.2 Adverse Representation Related to Item A

Need for Minor Boundary Expansion of the “OU(I&T)” zone

Major Grounds/Comments
(1) The administration did not reveal the true intention of the rezoning proposal to extend “OU(I&T)” zone onto the surrounding slopes in the previous rezoning exercise, resulting in a waste of time.
Responses
<p>(a) In response to (1):</p> <p>The current rezoning of the three land parcels aims to better utilize the land and respond to market feedback collected through the RFI exercise conducted by ITIB and DPO in March 2025, helping to inform the industry of the development parameters of the Site, formulate the land disposal arrangement and gather insights into the scale and design of the planned data centre development. In view of the industry feedback that the site layout including sharp corners may limit the scale of installations and operations as well as the development potential, the minor boundary expansion under Item A would provide flexibility to cater for more development options initiated by future developer(s) and to design the site layout and buildings in accordance with the relevant building regulations/guidelines such as the Sustainable Building Design Guidelines (SBDG). According to ITIB and DPO, while the degree of benefit on the scale of installations and operations at the site is subject to individual development proposals, rationalising the site boundary could enhance overall development flexibility and efficiency of the site, which may facilitate the attraction of more innovative and effective development proposals from the market.</p>

Land Use Compatibility and Technical Considerations

Major Grounds/Comments
(2) The Item A site is mainly natural slope area with vegetation. In contrast to the previous development proposal, covering a formed flat platform and adjoining man-made slopes, the amendment is to extend the “OU(I&T)” zone to the surrounding natural slopes, as well as to gradually further encroach onto the burial grounds and “GB” zone that will create a considerable negative impact from both visual and functional perspectives. The development of a single building with a

⁴ Minutes of 1334th Meeting of TPB held on 21.3.2025 is available at the Board’s website at: https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1334tpb_e.pdf.

<p>larger floor area would create a long wall effect with strong negative visual impact on the verdant landscape.</p>
<p>(3) While there is no mention of tree felling, it is revealed from site photos that a considerable number of trees would be cleared (Plans H-4a to H-4c).</p>
<p>(4) The considerable extension of man-made slopes erodes the drainage function of the land surrounding the proposed development.</p>
<p>(5) The Item A site is only served by a single access road and there is no proper evacuation plan in place for emergencies.</p>
<p>Responses</p>
<p>(b) In response to (2):</p> <p>The Item A site, which primarily consists of hill slopes at Sandy Ridge, does not encroach onto the adjoining “GB” zone and has no graves/urns found on the site. The amendment only involves rezoning of the Item A site of relatively small size (with an area of about 0.94ha, equivalent to only about 1% of total area of the “OU(Cemetery, Columbarium, Crematorium and Funeral Related Uses)” zone) for minor expansion of the boundary of the “OU(I&T)” zone to facilitate the development data facility cluster for data centres and related industries at Sandy Ridge.</p> <p>As the entire “OU(I&T)” zone including the Item A site is generally bounded by the nearby ridgeline with no change in permissible development parameters including BH restriction, 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 SBDG including building separation and setback would be incorporated into the land sales conditions as appropriate to avoid incompatible built-form and massive building bulk of the proposed development. The Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) has no adverse comment on Item A from visual impact perspective.</p>
<p>(c) In response to (3):</p> <p>The Item A site is currently covered by trees and vegetation of common species, with no Old and Valuable Tree nor Tree of Particular Interest identified therein. 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 desirable landscape setting will be achieved in the future 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. Both the Director of Agriculture, Fisheries and Conservation (DAFC) and CTP/UD&L, PlanD have no adverse</p>

comment on Item A from nature conservation and landscape planning perspectives respectively.
<p>(d) In response to (4):</p> <p>The Item A site mainly comprises natural slopes adjoining the existing cut or fill slopes within the “OU(I&T)” zone. Subject to the development proposals, the future developer(s) may be required to undergo site formation works and other drainage-related works, which under prevailing mechanism, would be closely scrutinised by concerned departments to ensure their compliance with the relevant legislations/regulations prior to commencement of works.</p> <p>According to the EFS conducted by CEDD covering various technical aspects including drainage, it has concluded that the proposed data centres and related purposes at Sandy Ridge will not result in insurmountable problems in technical terms. In view that Item A only involves areas of small size to rationalise the boundary of the “OU(I&T)” zone without change in development parameters including maximum BH and recommended GFA, relevant B/Ds confirm that the findings of the EFS are still applicable to ascertain the technical feasibility. When proceeding to the detailed design and construction stages, the future developer(s) is/are obliged to address the technical concerns of relevant departments, including the Geotechnical Engineering Office (GEO) of CEDD and Drainage Services Department (DSD). The Chief Engineer/Mainland North of DSD (CE/MN, DSD) has no adverse comment on Item A from drainage perspective.</p>
<p>(e) In response to (5):</p> <p>The Item A site is currently served by Sha Ling Road, which is a 7.3m-wide single two-lane carriageway with minimum 2m-wide footpath on both sides. According to the EFS conducted by CEDD, it is assessed to be sufficient to support the traffic demand arising from the data facility cluster development at Sandy Ridge. Besides, there is a helipad with accessible road in close proximity to the Item A site which can be used for emergency or evacuation purposes, if required.</p>

Need for Burial and Related Facilities

Major Grounds/Comments
(6) The Item A site has deprived the community of essential services, particularly with regard to insufficient mortuary capacity.
Responses
<p>(f) In response to (6):</p> <p>According to the Food and Environmental Hygiene Department (FEHD), there are currently 13 public columbaria providing about</p>

490,000 niches in total⁵. Starting from mid-2020, all applicants are allocated with public niches with no waiting time. The Government is also taking forward a number of columbarium development projects with a view to securing a stable medium and long term supply of public niches⁶. Meanwhile, the Government has enhanced promotion on adopting green burial measures to mitigate the demand on niches⁷.

Regarding mortuary facilities, the Health Bureau advises that Hong Kong's four public mortuaries, with a capacity of about 1,280 body storage spaces, can accommodate the demand up to 2031. To address the projected needs by 2046 and manage surges during pandemics, the Government has planned to re-provision the Victoria Public Mortuary to increase the storage capacity to over 2,000.

Meanwhile, as of December 2024, the Hospital Authority (HA) manages 38 hospital mortuaries with 3,300 body compartments for temporary safe storage of deceased patients before burial, cremation or other means by the bereaved families. While the HA will continue to regularly review the demand for storage facilities, the remaining about 80ha of land zoned "OU(Cemetery, Columbarium, Crematorium and Funeral Related Uses)" could still be considered for other burial and related facilities as well as mortuary facilities, if required.

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) Commissioner for Transport;
- (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) Chief Engineer/Construction, Water Supplies Department;
- (n) Director of Fire Services;

⁵ Currently, there are about 150,000 public niches available for short-to-medium term use.

⁶ According to the FEHD, the planned projects include the expansion of Wo Hop Shek Columbarium, Siu Ho Wan Columbarium and columbarium facilities at former site of the Kwai Chung Incineration Plant, which are at various stages of developments and are anticipated to provide an additional 180,000 niches upon completion.

⁷ By the end of 2024, over 18% of the total deaths adopted green burial (i.e. scattering of cremated ashes at sea or in Gardens of remembrance).

- (o) DAFC;
- (p) Director of Food and Environmental Hygiene;
- (q) Director of Leisure and Cultural Services;
- (r) Project Manager (North), CEDD;
- (s) Head of GEO, 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) CTP/UD&L, PlanD.

7. **Planning Department's Views**

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

- (a) since the permissible development parameters for the entire “OU(I&T)” zone remain unchanged and the **Item A** site is generally bounded by the nearby ridgeline, the future developer(s) is/are obliged to comply with the relevant requirements/guidelines, and thus adverse impacts from visual and landscape planning perspectives are not anticipated;
- (b) **Item A**, as a minor boundary expansion of the “OU(I&T)” zone, is to rationalise the site boundary to facilitate development of data facility cluster for data centres and related industries at Sandy Ridge. The findings of the EFS are still applicable as confirmed by relevant B/Ds and there is no insurmountable technical problem identified; and
- (c) in view of the sufficient supply of columbarium related facilities, the provision of such facilities at the **Item A** site is considered unnecessary.

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 draft OZP to meet/partially meet the representation.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP 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/6 (Reduced Size)
Annex II	Schedule of Amendment to the Draft Man Kam To OZP No. S/NE-MKT/5
Annex III	Index of Representation
Annex IV	Submission of the Representer
Annex V	Extract of Minutes of RNTPC Meeting held on 23.5.2025
Plan H-1	Location Plan
Plan H-2	Site Plan
Plans H-3a and H-3b	Aerial Photos
Plans H-4a to H-4c	Site Photos

**PLANNING DEPARTMENT
AUGUST 2025**