

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED 'INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS INDUSTRIES (DATA CENTRE)' USE AT 38 WING KEI ROAD, KWAI CHUNG, NEW TERRITORIES (KCTL 524)
[TPB REF: A/KC/515]

Comments/ Suggestions		Applicant's Responses
A.	<u>Comments received from District Planning Office of Planning Department received on 21.08.2026 and 25.08.2026 (Contact Person: Mr. Safin WAKIM; Tel.: 2417 6252):</u>	
i.	Please advise whether the additional 120 m ² of non domestic gross floor area (GFA), arising from the proposed conversion works or minor relaxation of the plot ratio (PR) restriction, will be used solely for accommodating ancillary utilities / installations of the proposed data centre facilities;	The additional 120m ² of non-domestic GFA arising from the Proposed Conversion works will be used solely for accommodating ancillary utilities / installations of the Permitted Data Centre use. Please note that their locations/ approx. footage is indicative only and is subject to detail design. Overall, the total GFA of the subject building will not exceed the approved GFA under this S16 Planning Application.
ii.	Please advise the types of ancillary utilities / installations proposed to be added at G/F and 3/F to support the operation of the data centre facilities, and whether such ancillary utilities / installations are considered mandatory features or essential plant rooms of the subject building that may be exempted from GFA calculations;	Please be advised that the Proposed Conversion works consist of Fuel Tank room at G/F; an E&M room at 3/F, and two strips of covered area at 3/F. The fuel tank room at G/F and the E&M room (e.g. fan room) at 3/F are not considered mandatory features or essential plant rooms of the subject building that may be exempted from GFA calculations. The two strips of covered area at 3/F, which were previously exempted from GFA as parking spaces, are no longer used as parking spaces under the Proposed Scheme and will now become GFA accountable. Outdoor A/C unit (non-accountable for GFA Calculation) will be provided at the uncovered area at 3/F to support the additional Permitted Data Centre use at 12/F, 15/F and 16/F.
iii.	According to Part 3(f) of the application form, it is noted that data centre uses already exist within the existing industrial building. With reference to the submitted floor plans illustrating the proposed conversion on G/F and 3/F, the proposed ancillary utilities / installations (e.g., fuel tank) appear intended to support data centre facilities located on floors other than G/F and 3/F. Please advise which floors these data centre facilities are situated on;	In light of the keen demand for data centres, the Applicant proposes to expand the data centre capacity within the existing building, which is in line with Government policies on IT&T development and the strengthening of digital infrastructure. In order to support the additional Permitted Data Centre use on 12/F, 15/F and 16/F of the existing building, the proposed ancillary utilities / installations (e.g. fuel tank) are considered necessary for the continuous and safe operation of the Permitted Data Centre.
iv.	Please advise the reasons and justifications for the need to provide additional ancillary utilities / installations to support the proposed data centre facilities;	Please refer to response to comment iii above.
v.	It is noted that basement construction is considered not feasible due to the presence of MTR facilities beneath the existing building. Please provide further justifications as to why the ancillary utilities / installations for the proposed data centre facilities cannot be located on other floors	Please be advised that the Applicant has previously examined the possibility of locating the proposed utilities / installations ancillary to the Permitted Data Centre use on other floors. In view of the existing disposition of uses/ E/M within the building, the proposed locations are considered most ideal. For instance, the

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	within the subject building, which are GFA accountable under the Buildings Ordinance; and	location of the fuel tank room has been carefully considered, as it is intended for the storage of Class 3A dangerous goods (flammable liquid). Under "A Guide to Application for Dangerous Goods Licence and Approval (for Class 2 to Class 9A Dangerous Goods Excluding Liquefied Petroleum Gas and Other Gases under Gas Safety Ordinance, Cap. 51, Laws of Hong Kong)", the fuel tank room should not be located at basement level due to the inherent fire and safety risks associated with the storage of flammable liquids. Accordingly, the fuel tank room is proposed to be located on the ground floor in a position that is readily accessible from open air. This arrangement facilitates safe delivery and handling of fuel, provides direct access for firefighting and emergency personnel, enhances natural ventilation, and enables effective management of any accidental spillages or fire incidents. The proposed location at ground floor level therefore represents the safest and most practical solution for compliance with fire safety and dangerous goods storage requirements. Secondly, the two strips of covered area on the 3/F, which were previously exempted from GFA calculation as parking space, will become GFA-accountable under the Proposed Scheme as they will no longer be used for parking. The resulting GFA accountability arises from the omission of the parking spaces, rather than resolving by relocation of the same area to other floors. Thirdly, an existing E&M plant room (i.e. Fan room) at 3/F was previously disregarded from GFA calculation as a non-essential plant room according to Regulation 23(3)(b) of B(P)R and was serving the operation and ancillary use of the existing building (i.e. the ancillary office). As the operation of the existing building will be reconfigured under the Proposed Conversion, this plant room (e.g. fan room) will become GFA-accountable. In view of the above, the additional GFA mainly arises from the provision of the reconfiguration and provision of ancillary utilities / installations without any increase in the building bulk of the existing premises.
vi.	Please supplement an architectural drawing or floor plan highlighting the concerned areas of additional GFA, including the portions on G/F (approximately 96.5 m ²) and 3/F (approximately 23.5 m ²), together with annotations indicating the locations of the different types of ancillary utilities / installations (e.g., fuel tank).	Please find in Attachment 2 the replacement pages of Appendix 1 of the SPS. Rectification of labelling error of Parking Space No.11 (Heavy Goods Vehicle) has also been made.

Date: 3 September 2026

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