

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 Transport Department received on 24.9.2026 (Contact Person: Mr. LEE Ying Yin or Ms Ivy WONG (Tel: 2399 2741 / 2399 2448))</u>	
1.	<i>General Comments</i> Reponses to comments table item B6 and Revised Traffic Review paragraph 2.3.4: The elaboration given in the traffic review report has no data analysis to support the conclusion of insignificant transport demand. For instance, please illustrate the projected transport demand generated and the distribution to different transport modes (e.g. franchised bus, private vehicles, etc.) to support the statement.	Please be advised that the development proposal is intended to convert the subject building from an industrial building into a predominately permitted data centre use (comprising approximately 90% Permitted Data Centre use, with no more than 10% allocated to ancillary office use for Permitted Data Centre use (data centre's control room/staff room) plus retention of existing workshop for industrial purpose). The data centre portion is intended to operate as an unmanned facility for the accommodation of computer systems, servers, telecommunications equipment and associated supporting installations in a secure, controlled and managed environment. Access will be limited to maintenance staff only (expected to be less than 10 staffs), and no daily habitation will be permitted. The traffic demand generated by the proposed data centre is therefore anticipated to be substantially lower than that of a typical industrial use. In addition, the Site is well-served by various public transport modes within a 300m catchment area, including bus services (73P) and minibus services (404M, 406, 407, 87, 87K, 91, 93, 93A and 98). It is envisaged that these existing routes can easily accommodate the traffic demand without causing any adverse impact.

Date: 28 September 2026

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