Appendix VI

R-to-C from the Relevant Departments at the Pre-submission Round

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131)
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS INDUSTRIES (DATA CENTRE) FOR A PERIOD OF 3 YEARS
ON 2/F, 1 WANG WO TSAI STREET, TSUEN WAN
ON THE DRAFT TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/40
(PRE-SUBMISSION)

Comments	Response(s)
<u>Lands Department (LandsD)</u> **received on 18 August 2026** **(Contact: Mr. Dixon Choy | Tel: 2402 1068)**	
A temporary waiver dated 2.10.2015 ("Temporary Waiver") has been granted to permit the use of the Premises having an area of 2,522m^2 for the purposes of information technology and telecommunications industries (the "Purposes"). The Temporary Waiver is currently on quarterly basis. In view of the above, I have no comment on the captioned renewal application. Referring to the enquiry at Point 3 under Para. 4 of your memo and it is assumed that the permanent proposal would not involve redevelopment of the Lot. While Government's right under the Temporary Waiver is hereby reserved, if a permanent use planning application be approved by the Town Planning Board for the Premises, the Applicant should note the requirements as stated in LAO Practice Note No. 4/2019 and apply to LandsD, as appropriate as per the Applicant's intention, for a waiver of the same Purposes for the lifetime of the building in connection with	Noted.

Comments	Response(s)
the Premises. Upon the approval of the permanent waiver application, if applicable, the Temporary Waiver would be terminated accordingly. Having said that, upon receipt of the permanent waiver application, it will be considered by LandsD acting in the capacity as the landlord at its sole discretion. There is no guarantee that any application will be approved. In the event that the application is approved, it will be subject to such terms and conditions as the Government shall see fit, including, among others, the payment of premium and administrative fee.	
<u>Environmental Protection Department (EPD)</u> **received on 18 August 2026** **(Contact: Ms. Jolene Wong | Tel: 2835 1844)**	
1. The subject renewal of planning approval should address the potential noise impact to the nearby residential development including Transitional Housing - Tsuen Fook Kui, residential building and the Child Care Centre (CCC) proposed in the approved application (A/TW/527) according to the requirements under the HKPSG and undertake the operation of the data centre will comply with the NCO.	Noted. The potential fixed noise impacts arising from the operation of the data centre have been assessed. The assessment results indicate that no adverse noise impacts are anticipated at the nearby sensitive receivers, including Transitional Housing - Tsuen Fook Kui, the adjacent residential developments, and the Child Care Centre (CCC) proposed under the approved Town Planning Application No. A/TW/527. Please find the noise impact assessment in the Appendix V of the Planning Statement under the formal planning application. The assessment demonstrates that the predicted fixed noise levels comply with the relevant noise criteria stipulated in the HKPSG. It is therefore anticipated that the operation of the data centre will comply with the requirements of both the HKPSG and the NCO.

Comments	Response(s)
2. Please supplement on any measures that have been taken to bring down the noise levels of the associated fixed noise sources at the roof of the subject use.	To minimise the potential fixed noise impacts arising from the operation of the rooftop plant, the existing chillers at the data centre are undergoing modification and upgrading works. These improvement measures have been incorporated into the fixed noise impact assessment. The assessment results indicate that, following implementation of the upgraded chiller system, no adverse fixed noise impacts are predicted at the nearby NSRs. Details of the proposed upgrading works and acoustic mitigation arrangements are presented in Appendix A of the Noise Impact Assessment under Appendix V of the Planning Statement in the formal application.
We also note that during the public comment period for planning application No. A/TW/541, a Tsuen Wan District Council member and a member of the public raised concerns regarding rooftop chiller noise at the subject building. Please also take note of the above matter when responding to EPD comment (2).	Noted.
<u>Buildings Department (BD)</u> **received on 31 August 2026** **(Contact: Ms. Chan | Tel: 2626 1429)**	
For the proposed permanent data centre development, the existing provision of sanitary fitments is adequate for 20 persons working in the captioned premises and the applicant may consider to increase the provision subject to the number of the persons working therein.	Noted.