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

SUPPORTING PLANNING STATEMENT

OCTOBER 2026

Executive Summary

This planning application is submitted to the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance to seek approval for the renewal of the previous planning permission for temporary information technology and telecommunications industries (data centre) use ("the Use") on 2/F, 1 Wang Wo Tsai Street, Tsuen Wan ("the Application Premises") for another three years upon its expiry on 16 January 2027. The Application Premises covers an area of about 2,522 m^2 and currently falls within an area zoned "Comprehensive Development Area (3)" on the Draft Tsuen Wan Outline Zoning Plan No. S/TW/40.

All the approval conditions under the previous planning approval have been complied with. The continuance of the Use in the Application Premises will not cause changes to the development parameters of the existing building. Additionally, the Use is on temporary basis which shall not impede the future comprehensive development/redevelopment for residential use with the provision of commercial facilities, open space and other supporting facilities.

As the Government intends to promote the development of innovation and technology and Smart City, there is a large demand on data centres. The continued Use in the Application Premises would support the said development without bringing adverse impact to its surrounding areas. The Application Premises is located within the Tsuen Wan East Industrial Area, and the continued Use is considered not incompatible with the industrial developments in its vicinity. Moreover, planning permissions have been granted for similar applications covering portions of the subject building. Approval of the subject planning application is in-line with the TPB's previous decisions.

內容摘要

申請人按<<城市規劃條例>>第 16 條向城市規劃委員會（『城規會』）提交申請將荃灣橫窩仔街 1 號 2 樓（『申請處所』）的規劃許可在二零二七年一月十六日屆滿後續期三年，繼續用作臨時資訊科技及電訊業（數據中心）用途（『本用途』）。申請處所總樓面面積約 2,522 平方米及位於荃灣分區計劃大綱草圖編號 S/TW/40 上的「綜合發展區(3)」地帶內。

先前規劃許可的所有附帶條件均已履行。申請處所繼續用作本用途將不會對現有建築物的發展參數有任何改動。另外，本用途屬於臨時性質，不會影響將來綜合發展/重建作住宅用途及提供商業設施，休憩用地和其他配套設施。

由於政府計劃促進創新及科技和智慧城市的發展，所以對數據中心有大量需求。繼續將申請地點用作上述用途，既能支持有關發展，亦不會對週邊地區造成不良影響。申請處所位於荃灣東工業區內，繼續用作本用途與附近工業用途非不協調。此外，申請處所位於的建築物內的其他部分以往亦有類似已批准的規劃申請，批准本申請與城規會之前的決定一致。

註: 內容如有差異,應以英文版本為準。

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1 Introduction

1.1 Background

This planning application is submitted on behalf of MapletreeLog PF (HKSAR) Ltd. ("the Applicant") to seek renewal of planning approval (No. A/TW/540) for the continuance of the current temporary information technology and telecommunications industries (data centre) ("the Use") on 2/F, 1 Wang Wo Tsai Street, Tsuen Wan ("the Application Premises") for a period of 3 years. The Application Premises falls within an area currently zoned "Comprehensive Development Area (3)" ("CDA(3)") on the draft Tsuen Wan Outline Zoning Plan No. S/TW/40 ("the OZP"). According to the Notes of the OZP, 'Information Technology and Telecommunications Industries' ('ITTI') use is a Column 2 use, which requires planning permission from the TPB.

1.2 Statement Structure

This statement comprises six sections. Following this introductory Section, the site context and planning context will be discussed respectively in **Section 2** and **Section 3**. The current use will be presented in **Section 4**. Details of the merits and justifications will be demonstrated in **Section 5**. The statement will be concluded in **Section 6**. The following supplementary materials are enclosed along with the statement:

- Layout Plan of the Application Premises (**Appendix I**)
- Approval Letter of Previous Application No. A/TW/540 (**Appendix II**)
- Approval Letter for Compliance of Approval Condition (a) of Previous Application No. A/TW/540 (**Appendix III**)
- Certificate of FS 251 (**Appendix IV**)
- Noise Impact Assessment **(Appendix V)**
- Responses to Comments from Relevant Departments at the Pre-submission Round **(Appendix VI)**

2 The Application Premises and its Surrounding

2.1 Application Premises

The Application Premises (**Figure 1** refers) is located on the 2/F of a 7-storey godown building, namely 1 Wang Wo Tsai Street ("the Subject Building"), with a total floor area of about 2,522m^2. A layout plan of the Application Premises is available in **Appendix I**.

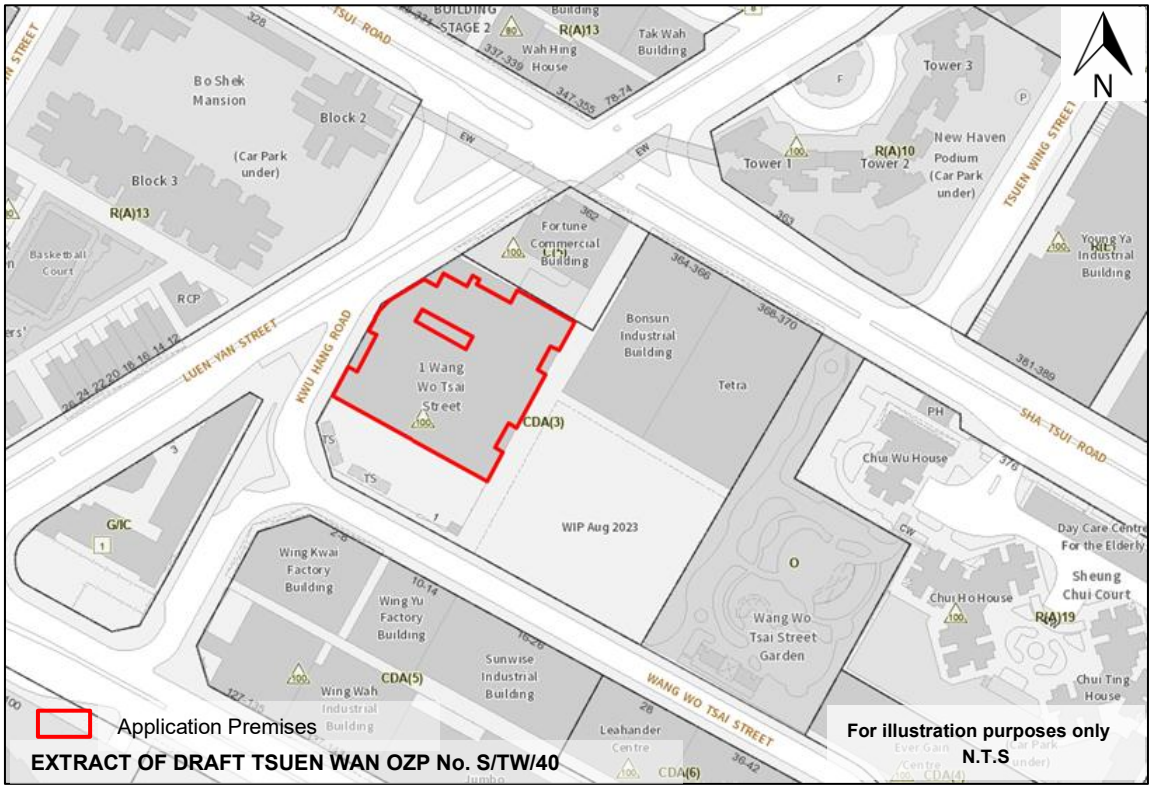


Figure 1 Location Plan of the Application Premises

2.2 The Subject Building

The Subject Building is situated at the western fringe of the Tsuen Wan East Industrial Area and bounded by Wang Wo Tsai Street, Kwu Hang Road and Luen Yan Street. It is accessible by foot via the main entrance at Luen Yan Street and conveniently served by public transportation including buses and minibuses. Three MTR stations, i.e. Tai Wo Hau Station, Tsuen Wan Station and Tsuen Wan West Station, are within 15 minutes' walk from the Subject Building.

Except the loading and unloading spaces, car park, and security office uses located on the ground floor of the Subject Building, all other floors are being used as data centres. As mentioned in the Metro Planning Committee Paper of Application No. A/TW/540, ITTI uses on 4/F to 6/F have been in existence before the site was rezoned from "Industrial" ("I") to "CDA(3)" in 2010. Other remaining floors (i.e. 1/F (Portion) and 3/F) are currently subject to a valid planning permission.

2.3 Land Status

The Subject Building is registered in the Land Registry as Tsuen Wan Town Lot No. 363 which is held under New Grant No. 6927 ("the Land Grant") for a term expiring on 30 June 2047 restricted to industrial or godown purposes or both excluding offensive trades. A temporary waiver dated 2 October 2015 has been granted to permit the Application Premises of having an area of 2,522m^2 for the use of information technology and telecommunications industries. The Temporary Waiver is renewable on quarterly basis. Upon TPB's approval on the subject application, the said wavier will continue to have effect at a payment of waiver fee by the Applicant.

2.4 Surrounding Environment

In general, the Application Premises is located in a cluster of industrial buildings with some medium to high-density residential developments in the vicinity.

The surrounding areas have the following characteristics:

a) Situated at the western fringe of the Tsuen Wan East Industrial Area which is an established industrial area with buildings mostly designed for industrial uses;

b) To the immediate north is Fortune Commercial Building;

c) To the immediate east within the same "CDA(3)" zone are some industrial buildings, namely Bonsun Industrial Building and Tetra. The adjoining lot Tsuen Wan Town Lot No. 160 is under redevelopment (planning application No. A/TW/527). To the further east are an open space and a residential development Sheung Chui Court;

d) To the south is the "Comprehensive Development Area (5)" ("CDA(5)") zone which is occupied by a cluster of industrial buildings;

e) To the southwest across Kwu Hang Road is a transitional housing – Tsuen Fook Kui; and

f) To the northwest across Luen Yan Street are residential developments, including Bo Shek Mansion and Harmony Garden.

2.5 Previous Planning Applications

Five previous planning applications for temporary ITTI use (i.e. planning application No. A/TW/454, A/TW/465, A/TW/493, A/TW/520 and A/TW/540) at the Subject Premises have been approved by TPB with salient information summarized in the table below:

Application No.	Address	Applied Use/ Development	Total floor area (about)	Decision
A/TW/454	2/F, 1 Wang Wo Tsai Street, Tsuen Wan	Proposed Temporary ITTI for a Period of 5 Years	2,522 m^2	Approved until 21.3.2017*
A/TW/465		Temporary ITTI (Data Centre) for a Period of 3 Years		Approved until 16.1.2018
A/TW/493		Renewal of Planning Approval for Temporary ITTI (Data Centre) for a period of 3 Years		Approved until 16.1.2021
A/TW/520				Approved until 16.1.2024
A/TW/540				Approved until 16.1.2027

**A/TW/454 revoked due to non-compliance with an approval condition regarding submission of fire services installations and water supplies for firefighting proposals within prescribed time limit*

The approval conditions of previous planning application No. A/TW/540 mentioned above have been complied. The approval letter from the Planning Department is attached at **Appendix III**. Certificate of the FS 251 can be found in **Appendix IV**.

2.6 Similar Planning Applications

There are seven similar applications for temporary ITTI and/ or ancillary office in the subject building within "CDA(3)" (i.e. A/TW/424, 456, 472, 498, 525 and 541) and "CDA(5)" zone (i.e. A/TW/496) on the Tsuen Wan OZP. The applications were approved with conditions by TPB for a period of 3 or 5 years on the grounds that ITTI use was considered compatible with other uses within the subject building as well as the surrounding industrial developments; it would not jeopardize the long term implementation of the subject "CDA(3)" or "CDA(5)" zones; and it would generally induce less environmental and traffic impacts as compared with other industrial uses.

Application No.	Address	Applied Use/ Development	Total floor area (about)	Decision
A/TW/424	1/F (Portion) and 3/F, 1 Wang Wo Tsai Street, Tsuen Wan	Proposed Temporary ITTI for a Period of 5 Years	4,353 m^2	Approved until 17.6.2014
A/TW/456		Renewal of Planning Approval for Temporary ITTI for a Period of 3 Years	4,353 m^2	Approved until 17.6.2017

Application No.	Address	Applied Use/ Development	Total floor area (about)	Decision
A/TW/472		Temporary ITTI (Data Centre) and Ancillary Office for a Period of 3 Years	4,422 m^2	Approved until 17.7.2018
A/TW/498		Renewal of Planning Approval for Temporary ITTI (Data Centre) and Ancillary Office for a Period of 3 Years	4,439 m^2	Approved until 17.7.2021
A/TW/525		Renewal of Planning Approval for Temporary ITTI (Data Centre) for a Period of 3 Years	4,439 m^2	Approved until 17.7.2024
A/TW/541		Renewal of Planning Approval for Temporary ITTI (Data Centre) for a Period of 3 Years	4,439 m^2	Approved until 17.7.2027
A/TW/496	G/F to 7/F, 145 – 159 Yeung Uk Road, Tsuen Wan	Proposed Temporary ITTI (Data Centre) and Ancillary Office for a Period of 3 Years	12,674.43 m^2	Approved until 4.5.2021

3 Planning Context

3.1 Policy Address

The Central Government has indicated clear support for the development of Hong Kong into an international innovation and technology centre in the Recommendations of the Central Committee of the Communist Party of China for Formulating the 15th Five-Year Plan for National Economic and Social Development ("Recommendations for the 15th Five-Year Plan"). The HKSAR Government shares that they spare no effort in dovetailing with the national strategy for technological development and continuing the implementation of the directions and strategies as set out in the Hong Kong Innovation and Technology Development Blueprint ("the Blueprint") promulgated in December 2022 in an orderly manner. One of the key initiatives is to enhance the I&T ecosystem and promote "new industrialisation" in Hong Kong, including expediting the establishment of a supercomputing center for AI development.

Furthermore, the Government will advance the digitalisation of government services by leveraging artificial intelligence and opening up more government data. To support these efforts, the Government has established the Digital Policy Office and published administrative guidelines to facilitate data flow and ensure data security. From 2024 onwards, the Government has been launching over a hundred of digital government initiative to promote digital government and the smart city. Collaboration between Hong Kong Government and Guangdong Provincial

Government will be fostered to develop the “Digital Bay Area”, including “Cross-boundary Public Services” initiative.

3.2 Hong Kong 2030+

One of the strategic directions proposed under the territorial-wide long-term strategy “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” is “foster an enabling environment for I&T development and create a new momentum for economic growth”. Support for data centres is recommended to develop a vibrant I&T ecosystem.

In particular, analysis was made in “Review of Land Requirement for Grade A Offices, Business and Industrial Uses” (“Review Report”) on the land requirement and supply of special industries including data centres, modern logistics, special types of research and development, as well as testing and certification. The result indicates a strong demand for data centres and this demand is expected to rise in the future.

3.3 Data Centre Facilitation Unit

The data centre sector in Hong Kong has experienced significant growth in recent years, and the demand for data centres is expected to continue to increase in the coming years. The Government is committed to fostering Hong Kong as the prime location for data centres in the Asia Pacific region. In line with this commitment, the former Office of the Government Chief Information Officer (“OGCIO”), now known as the Digital Policy Office under the Innovation and Technology Bureau (“ITB”), set up the Data Centre Facilitation Unit in 2011 to facilitate the development of data centre, especially within industrial buildings. The high ceiling height, high floor loading and flexible floor layouts in industrial buildings are ideal conditions for data centres.

Moreover, the ITB released “Hong Kong Smart City Blueprint” (“The Blueprint”) and The Blueprint 2.0 in 2017 and 2022 respectively, with the aim of utilizing I&T to build a smart Hong Kong characterised by a strong economy and high quality of living. The Blueprint 2.0 has set out more than 130 initiatives ranging from data infrastructures to big data platform in which data centres are considered one of the backbones to realization.

3.4 Town Planning Board Guideline No. 34D ("TPB PG-No. 34D")

With reference to the TPB PG-No. 34D on Renewal of Planning Approval, a streamlined approach could be adopted in which no new technical assessments will be required to support the application. The guideline also sets out the criteria in assessing the planning renewal application as follows:

(a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;

(b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);

(c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;

(d) whether the approval period sought is reasonable; and

(e) any other relevant considerations.

3.5 Planning Intention

According to the OZP, the subject "CDA(3)" zone is intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of the development, taking account of various environmental, traffic, infrastructure, visual impact, air ventilation and other constraints.

3.6 Statutory Planning Control

According to the OZP, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and / or redevelopment in excess of a total maximum plot ratio of 5.0, of which a minimum plot ratio of 4.5 shall be for domestic use and a maximum building height of 100mPD or the height of the existing building, whichever is the greater.

Given the Use is temporary in nature within an existing building, the submission of MLP is not required according to the TPB Guidelines for Submission of MLP under Section 4A(2) of the Town Planning Ordinance (TPB-PG-No.18B). The relevant extracts are as follows:

"2.3 Submission of MLPs and supporting information including various detailed assessments is not required for an application for change of use in an existing building within a "CDA" zone (irrespective of whether building works are undertaken) before completion of comprehensive development in the "CDA" zone, unless it is considered necessary by relevant Government departments."

"2.5 The requirement for MLP submission is not applicable to applications for temporary uses within a "CDA" zone."

4 The Current Use

The Applicant intends to continue the Use at the Application Premises with a total floor area of about 2,522m^2, on a temporary basis for further 3 years. The Applicant confirms that there is no change in the layout or use as compared to the latest planning approval under application No. A/TW/540.

The existing data centre accommodates various high-tech and computer services with installation of 24-hour network servers, ancillary computer equipment and emergency power supplies. Such ITTI use is non-polluting in nature and has not generated adverse environmental impact on the Subject Building and surrounding area. Moreover, only maintenance staff would visit the Application Premises occasionally for regular maintenance checks to ensure the operation of the Use. In order to maintain security and minimize the risk of fires, the provision of security staff, a well-designed layout, and fire service installations will continue.

5 Planning Justifications

5.1 Responding to Government Policy

The Government has been actively advancing the development of I&T industry and Smart City to enhance the quality of life for its citizens. To foster the growth of the digital economy, the Data Centre Facilitation Unit was set up in July 2011 to support the development of data centre, particularly within industrial buildings. The Application Premises is situated in an industrial building, which aligns with the Government's intention and optimises the use of industrial building. The subject renewal application will play a crucial role in driving digital growth in Hong Kong.

5.2 Meeting Demand for Data Centre

With the robust growth in cloud computing, artificial intelligence, and big data analytics, Hong Kong has seen strong demand for data centres in recent years. This demand is also recognised in the Review Report on the land requirement of special industries particularly data centers in the city. The continuance of the Use at the Application Premises would further bolster the growth of digital business.

5.3 Will Not Affect Implementation of the Subject "CDA(3)" Zone

The temporary nature of the Use would not jeopardize the long term planning intention of the "CDA(3)" zone for residential use with the provision of commercial facilities, open space and other supporting facilities.

The Subject Building forms part of an approved scheme (i.e. planning application No. A/TW/527) for a comprehensive residential development and social welfare facility within "CDA(3)". However, according to the approved scheme, the Subject Building is proposed to be redeveloped in a later stage whereas the adjoining Tsuen Wan Town Lot No. 160 is currently being implemented independently. The temporary nature of the application will utilize the Application Premises while meeting the demand of data centre in Hong Kong.

5.4 Compatible with the Surrounding Area

As the other premises in the Subject Building have primarily been converted to data centres, the Use is considered fully compatible with the Subject Building. Given its non-polluting nature, the Use is also considered compatible with the surrounding area, which dominated by clusters of industrial developments, including those within the same "CDA(3)" zone and some medium to high-density residential developments.

5.5 Adoption of Streamline Approach for this Planning Application

The Use at the Application Premises has been operating since 2015. According to TPB PG-No. 34D for renewal of planning approval, a streamlined approach (i.e. no need to undertake new technical assessments to support the s.16 application) may be adopted as all the criteria set out in the TPB-PG-No. 34D have been satisfied. There have been no material changes in planning circumstances, adverse planning implications or non-compliance with the planning conditions of the previous approval.

5.6 No Material Change Since Previous Approval

The development parameters of the Subject Building will remain unchanged for the continuance of the Use at the Application Premises. There have been no material changes in planning circumstances since the previous temporary approval granted in 2024, such as land use zoning, planning policy and the land use in the vicinity. Approval of this planning application is in line with the TPB's previous decisions.

5.7 Compliance with Planning Conditions

The Use at the Application Premises has been well-managed and no complaints were received in past years. The Applicant has complied with all the approval conditions of the previous planning application no. A/TW/540, i.e. the provision of fire service installations.

5.8 Supported by Precedent Cases

As mentioned in **Sections 2.5 and 2.6,** previous and similar planning permissions for ITTI use have been granted within the Subject Building and other CDA zones within the same OZP. In addition, there have not been material changes in planning circumstances in the immediate vicinity of the Application Premises since the previous planning permission in 2024. The approval of this planning application is in line with TPB's previous decisions.

5.9 No Insurmountable Impacts

Due to the non-traditional industrial nature of the Use and given that there are no changes to the development parameters or mode of operation, no insurmountable adverse environmental (including air, noise, waste and water quality) or traffic impacts are anticipated. Moreover, the Master Layout Plan and the associated Noise Impact Assessment commissioned by the applicant of the approved scheme (mentioned in **Section 5.3** above) confirmed that the noise impact on the residential development would be acceptable even if the industrial buildings within the subject "CDA(3)" remain in operation. The Use was already operating on the same scale at the time the approved scheme was granted, and therefore its potential impacts had been duly considered and addressed.

Since the previous application, the Applicant has continued to implement mitigation measures (i.e. the acoustic enclosures/ silencers for the chillers) to minimize potential noise impact on the surrounding area. Noise impact assessment can be found in **Appendix V**.

Given that only minimal maintenance staff are required at the Application Premises, no additional traffic pressure will be generated. The Use will not result in any significant demand for parking or loading/unloading spaces within the Subject Building.

6 Conclusion

This planning application is submitted to seek the renewal of planning approval (No. A/TW/540) for the continuance of the Use on 2/F, 1 Wang Wo Tsai Street, Tsuen Wan for another three years. No changes will be made to the development parameters of the Subject Building, and all planning conditions of the previous approval have been complied with. The Use aligns with the Government's policy of supporting and promoting innovation and technology development, and the Smart City Initiative. As a temporary use, the Use respects the planning intention of the subject "CDA(3)" zone and is compatible with the surrounding area in terms of land use, traffic and environmental considerations. Furthermore, the Use is supported by precedent applications. In view of the above, favourable consideration by the TPB is hereby sought to approve this planning application.

7 Appendices

Appendix I	Layout Plan of the Application Premises
Appendix II	Approval Letter of Previous Application No. A/TW/540
Appendix III	Approval Letter for Compliance of Approval Condition (a) of Previous Application No. A/TW/540
Appendix IV	Certificate of FS 251
Appendix V	Noise Impact Assessment
Appendix VI	Responses to Comments from Relevant Departments at the Pre-submission Round