

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/510
(for 2nd Deferment)

<u>Applicant</u>	:	OXO YW Limited represented by KJL Limited
<u>Site</u>	:	Kwai Chung Town Lot No. 145 (KCTL 145) and adjoining Government Land (GL) , 7-11 Wing Kin Road, Kwai Chung
<u>Site Area</u>	:	About 964m ² (including about 35m ² of GL)
<u>Lease</u>	:	KCTL 145 (about 929m ²) (a) subject to New Grant No. 4708 dated 8.1.1970 and No Objection Letter dated 13.10.2016 (b) to be expired on 30.6.2047 (c) for the manufacture of acid and/or any other offensive trade or trades
<u>Plan</u>	:	Approved Kwai Chung Outline Zoning Plan No. S/KC/32
<u>Zoning:</u>	:	“Industrial” (a) maximum plot ratio (PR) of 9.5 (b) maximum building height (BH) of 105 metres above Principal Datum (mPD)
<u>Application</u>	:	Proposed Minor Relaxation of PR and BH Restrictions for Permitted Information Technology and Telecommunications Industries (Data Centre)

1. Background

- 1.1 On 18.3.2025, the applicant submitted the current application to seek planning permission for proposed minor relaxation of PR and BH restrictions for permitted information technology and telecommunications industries (data centre) at the application site (**Plan A-1**).
- 1.2 On 2.5.2025, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, in order to allow additional time to address the departmental comments received.
- 1.3 On 26.6.2025, the applicant submitted the first further information (FI) including a new water supply impact assessment and revised technical assessments on the impacts of the traffic, noise, air quality, sewerage and visual aspects, as well as revised supporting planning statement with architectural drawings to address the departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 31.7.2025 *and* 13.8.2025, the applicant's representative wrote to the Secretary of the Board to request the Board to further defer making a decision on the application for two months in order to allow additional time to address the departmental comments received on the first FI (*Appendices I and II*).

3. **Planning Department's Views**

3.1 The Planning Department has no objection to the request for the second deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

4. **Decision Sought**

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. **Attachments**

Appendix I
Appendix II
Plan A-1

Letter from the applicant's representative dated 31.7.2025
Email from the applicant's representative dated 13.8.2025
Location Plan

PLANNING DEPARTMENT
AUGUST 2025