

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/510

<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 GL of about 35m ² (about 3.6%))
<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) expires on 30.6.2047 (c) for manufacture of acid and /or any other offensive trade or trades
<u>Plan</u>	:	Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32
<u>Zoning</u>	:	“Industrial” (“I”) (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 Telecommunication Industries (IT&TI) (Data Centre)

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction from 9.5 to 11.4 (i.e. +20%) and BH restriction from 105mPD to 109.55mPD (i.e. +4.55m or +4.33%) (or about +4.7% based on the absolute building height above ground)¹ for a proposed development at 7-11 Wing Kin Road, Kwai Chung (the Site), which falls within an area zoned “I” on the approved Kwai Chung OZP No. S/KC/32 (**Plan A-1**). The Site includes a strip of government land recessed from Wing Chong Street of about 35m² (about 3.6% of the total site area) currently under maintenance by the Highways Department’s (HyD) (**Plan A-2**). The Site is currently occupied by an existing two-storey industrial building (IB) constructed before 1987 (pre-1987 IB), with its Occupation Permit (OP) issued on 6.6.1972 (**Plans A-3 to A-5**). The proposal is to redevelop the existing IB into a 19-storey (including 2 basement levels) IB for permitted IT&TI (data centre) use.

¹ The corresponding increase of building height above ground from about 95.95m to about 100.5m.

According to the Notes for “I” zone of the OZP, ‘Information Technology and Telecommunication Industries’ is a Column 1 use, which is always permitted; and minor relaxation of the PR and BH restrictions may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance (the Ordinance).

- 1.2 The Site is the subject of two previous planning applications No. A/KC/457 and A/KC/496. The former was submitted by another applicant for the proposed offensive trades (lard boiling factory) use and the latter was submitted by the current applicant for proposed minor relaxation of PR and BH restrictions for permitted warehouse (excluding Dangerous Goods Godown) use, which were approved with conditions by the Metro Planning Committee (the Committee) of the Board on 17.3.2020 and 14.7.2023 respectively (details provided in paragraph 5 below).
- 1.3 The proposed data centre has a PR of 11.4 and a BH of not more than 109.55mPD (i.e. 19 storeys including two basement levels) (**Drawings A-1 to A-10**). The proposed minor relaxation of BH restriction is mainly to accommodate the relaxed PR/gross floor area (GFA) under the policy initiatives stated in paragraph 4 below and to fulfil the setback requirements under Sustainable Building Design Guidelines (SBDG) and Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-132, and the Kwai Chung Outline Development Plan No. D/KC/D (the ODP) as mentioned in paragraph 1.4 below. To minimize the BH of the proposal, except loading/unloading (L/UL) facilities and parking spaces for heavy goods vehicles (HGV), fuel pumps rooms and transformers which are provided on G/F, fuel tanks and other L/UL facilities and parking spaces for LGV, private cars and motorcycle served by vehicle lift are all provided on B1/F (**Drawings A-2 to A-3**). Besides, fire services & sprinkler pump room and the associated water tanks are located on B2/F (**Drawing A-1**).
- 1.4 The main pedestrian entrance and vehicular access are proposed at Wing Kin Road (**Drawing A-3 and Plan A-2**). To realise the planned setback set out under the ODP, the proposed development has incorporated a full-height setback of 3.7m along frontage of Wing Kin Road for road widening. A setback of about 2.948m from the Site boundary abutting Wing Chong Street (i.e. setback of 7.5m from the centerline of Wing Chong Street) for G/F to 1/F is also proposed to fulfil the setback requirement in SBDG (**Drawings A-3, A-11 and A-12**). Besides, further building setbacks of about 6.53m at 6/F and above from Wing Chong Street are also proposed (**Drawings A-6, A-7, A-10 and A-12**). There are minor adjustments resulting from the refinement of layout for the proposed use under the current application, including reduction of BH from 115.2mPD to 109.55mPD, addition of site coverage from 80% to 82%, as compared with the previously approved scheme under application No. A/KC/496.
- 1.5 Landscape proposals, including planters at the building edges of G/F to 3/F, as well as vertical greenery on building façade of G/F and 1/F fronting Wing Kin Road and Wing Chong Street are proposed (**Drawings A-3 to A-5 and A-10 to A-12**). A total greenery of about 20% (about 195m²) is proposed for the development.

Canopy of 1.5m-wide² is proposed along the frontage at Wing Kin Road to serve the public and promote pedestrian comfort (**Drawings A-3, A-10 and A-11**).

- 1.6 Floor plans, section plans, isometric drawings and photomontages submitted by the applicant are shown at **Drawings A-1 to A-16**. Major development parameters of the proposed scheme are summarised below:

Major Development Parameters	Proposed Scheme
Proposed Use	IT&TI (Data Centre)
Site Area*	About 964m ² (including about 35m ² of GL)
PR	Not more than 11.4
GFA (Non-domestic only)	About 10,991.88m ²
Site Coverage (SC)	Not more than 82%
No. of Storeys	19 (including 2 basement levels)
BH (at main roof level)	Not more than 109.55mPD
Floor Use/Floor-to-Floor Height (About) <ul style="list-style-type: none"> • B2/F • B1/F • G/F • 1/F to 3/F • 4/F and above 	M&E (4.5m) Fuel Tanks, Carpark & L/UL (5.5m) CLP Transformer, Carpark & L/UL (11m) CLP Cable Facilities, M&E (6.0m) Data Hall, M&E (5.5m)
Building Setbacks from the Site boundary <ul style="list-style-type: none"> • along Wing Kin Road • along Wing Chong Street 	about 3.7m (full-height) (as set out under the Kwai Chung ODP) about 2.948m (at G/F and 1/F) and about 6.53m (at 6/F and above)
Parking Spaces & L/UL Spaces <ul style="list-style-type: none"> • Private Car • Motorcycle • Light Goods Vehicle • Heavy Goods Vehicle 	11 (include 1 accessible parking space) 2 3 (for L/UL) 1 (for L/UL)
Greenery Provision	About 20% (about 195m ²)
Anticipated Year of Completion	2029

* The site area includes the area dedicated for the building setback and subject to the setting out of site boundary, and the corresponding GFA may be adjusted accordingly based on the approved maximum PR.

- 1.7 The Applicant has submitted various technical assessments on air, noise, water supply, traffic, sewerage and visual aspects to support the application. No adverse impacts or insignificant impact was anticipated according to the requirements of technical assessments, and the proposed BH would unlikely induce any significant adverse effects on the visual character of the surrounding townscape.
- 1.8 In support of the application, the applicant has submitted the following documents:

² The proposed canopy will be subject to approval of the Building Authority and compliance with the requirements of all relevant government departments at general building plan submission stage.

- (a) Application form received on 18.3.2025 (Appendix I)
- (b) Supporting Planning Statement (SPS) received on 18.3.2025 and Supplementary Information (SI) received on 21.3.2025 (Appendix Ia)
- (c) Further Information (FI) received on 26.6.2025* (Appendix Ib)
- (d) FI 2 received on 21.8.2025# (Appendix Ic)
- (e) FI 3 received on 4.9.2025# (Appendix Id)
- (f) FI 4 received on 16.9.2025# (Appendix Ie)
- (g) FI 5 received on 22.9.2025# (Appendix If)

Remarks:

* accepted but not exempted from publication and recounting requirement

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- 1.9 On 2.5.2025 and 15.8.2025, the Committee agreed to defer making a decision on the application for two months each as requested by the applicant.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are set out in the SPS and FIs at **Appendices Ia to If** which are summarised as follows:

- (a) The proposed development is in line with the intention of the 2018 Policy Address (PA) to redevelop pre-1987 IBs and complies with all eligible criteria for the relaxation of maximum PR restriction by 20%, which can provide more floor areas to make better use of land resource.
- (b) The proposal is generally in line with the planning intention of the “I” zone. The proposed development is compatible with the surrounding land use with industrial/office buildings in the vicinity. Data centre proposal is seen as a catalyst in the gradual transformation of the established industrial area in southwest Kwai Chung, and the development is anticipated to complete in 2029.
- (c) The minor relaxation of PR restriction from 9.5 to 11.4 and BH restriction from 105mPD to 109.55mPD (i.e. +4.55m or +4.33%) is proposed to accommodate the proposed GFA and fulfilling the setback requirements under SBDG, PNAP APP-132 and the ODP. In order to minimise the resultant building height, the proposed scheme has included two basement levels for parking, fuel tanks and fire services facilities and installations.
- (d) The following planning and design merits are proposed:
 - (i) despite the relatively small site area, there will be voluntary full-height setback of about 3.7m and 2.948m (i.e. 7.5m from centreline of Wing Chong Street) with paving at the frontage of Wing Kin Road and Wing Chong Street respectively, and other recessed facades of upper floors along Wing Chong Street as stated in paragraph 1.4 above for better air ventilation, streetscape and visual permeability;

- (ii) landscape treatments and canopy as stated in paragraph 1.5 above are proposed for enhancing the pedestrian environment, visual quality and softening the building edge. The landscape proposals achieves an overall greenery coverage of about 20% (about 195m²). The applicant will provide irrigation and maintenance to the vertical greening. The landscape proposal includes planting species suitable for shaded areas which will be tolerant of low light and require minimal care; and
- (iii) proposed development scheme in terms of building separation, building setback and site coverage of greenery complies with the SBDG requirements. The setback proposed also complies with requirements of PNAP APP-132.
- (e) The Applicant has submitted Air Quality Impact Assessment (AQIA), Noise Impact Assessment (NIA), Water Supply Impact Assessment (WSIA), Traffic Impact Assessment (TIA), Sewerage Impact Assessment (SIA) and Visual Impact Assessment (VIA) to support the application. The submitted technical assessments mentioned above demonstrate that the proposed development would not generate adverse impacts on air, noise, water supply, traffic, sewerage and visual aspects.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner” of the private land within the Site. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion of the Site, the concerned requirements are not applicable.

4. Background

Policy Initiatives of Revitalisation of IBs

- 4.1 As set out in the 2018 PA, to provide more floor area to meeting Hong Kong’s changing social and economic needs, and make better use of the valuable land resources, a new scheme to incentivise redevelopment of IBs is announced. To encourage owners to redevelop pre-1987 IBs³, there is a policy direction to allow relaxation of the maximum permissible non-domestic PR as specified in an OZP by up to 20% for redevelopment of pre-1987 IBs located outside “Residential” zones in the Main Urban Areas and New Towns into industrial/commercial uses. The relaxation of PR is subject to approval by the Board on a case-by-case basis and the maximum non-domestic PR permissible under the Building (Planning) Regulations (B(P)R)⁴. The Board may approve such application subject to technical assessments confirming the feasibility of allowing such in terms of

³ Pre-1987 IBs refer to those eligible IBs which were wholly or partly constructed on or before 1.3.1987, or those constructed with their general building plans first submitted to the Building Authority for approval on or before the same date.

⁴ Under the new policy, any bonus floor area claimed under section 22(1) or (2) of B(P)R is not to be counted towards the proposed increase of non-domestic PR by 20% for redevelopment projects.

infrastructure capacity, technical constraints, as well as relevant planning principles and considerations.

- 4.2 As announced in the 2024 PA, the implementation period of the current revitalisation scheme will be extended to 31.12.2027. Should the application be approved, the modified lease should be executed within three years after the planning permission is granted.

5. Previous Applications

- 5.1 The Site is the subject of two previous applications (No. A/KC/457 and A/KC/496). Application No. A/KC/457, submitted by a different applicant, applied for proposed offensive trades (lard boiling factory)⁵ approved with conditions by the Committee on 17.3.2020. It did not involve minor relaxation of PR or BH and was not related to the policy stated in paragraph 4 above. The corresponding set of general building plan (GBP) submission was approved on 17.9.2020. However, the approved scheme has not been further proceeded.
- 5.2 Application No. A/KC/496, which was submitted by the current applicant, was for the relaxed PR of 20% to 11.4 and BH of not more than 115.2mPD for permitted warehouse (excluding dangerous goods godown) and was approved mainly on the grounds that Development Bureau (DEVB) considered the application not objectionable, and the proposal could redevelop the Site into IB meeting the current building standards and the application was in line with the planning intention of “I” zone for general industrial uses with extra provision of industrial GFA; relevant technical assessments were submitted to support the technical feasibility; the proposals have incorporated planning and design merits regarding the building setback, canopy and landscaping / greening proposals; and there was no objection to / adverse comments from other relevant Government bureau/departments (B/Ds). The applicant has submitted a land exchange application for the approved scheme, which is under processing by the Lands Department (LandsD) (paragraph 9.1.4 refers). The existing IB has not been demolished.

6. Similar Applications

Since March 2019, the Committee has considered a total of 24 applications for minor relaxation of PR and/or BH in Kwai Chung area (most of them are located at Central Kwai Chung area with a distance of over 1.2km away from the Site), and all of which were approved with conditions (**Plan A-6** and **Appendix II**). Among the applications, 10 and 14 of them falls within “I” and “Other Specified Uses” annotated “Business” (“OU(B)”) zones respectively. In respect of those applications related the policy initiatives of revitalisation of IBs, approval of them were mainly on the considerations that policy support to relax the PR up to 20% was given or no objection from the policy

⁵ Application No. A/KC/457 only covers KCTL 145 but excludes the strips of the adjoining GL along Wing Chong Street.

perspective; planning and design merits were proposed; and there was no objection to/adverse comment from the relevant B/Ds.

7. The Site and Its Surrounding Areas (Plans A-1 and A-2; photos on Plans A-3 to A-5)

7.1 The Site is:

- (a) currently occupied by a two-storey IB, namely Hopeful Industrial Materials Merchants Ltd., for storage area for and dangerous goods stores according to the Occupation Permit (OP);
- (b) bounded by Wing Kin Road and Wing Chong Street to its northeast and southwest respectively. The existing pedestrian entrances and vehicular access are located at Wing Kin Road; and
- (c) served by public transport with green minibus stop at Wing Kei Road.

7.2 The surrounding areas have the following characteristics:

- (a) the Site is sandwiched between Wing Kin Road and Wing Chong Street to the east and west respectively. It forms part of an IB cluster which is zoned “I” and subject to a maximum BH restriction of 105mPD;
- (b) to its northeast across Wing Kin Road is a leather tannery factory (an offensive trade, i.e. Shui Hing Tannery Factory);
- (c) to the further east across Tsuen Wan Road is another IB cluster zoned “I” under active operation and subject to maximum BH restrictions mainly of 90mPD in the southeast and 120mPD in the northeast;
- (d) to the further south across Kwai Hei Street is the Kwai Chung Park (former Gin Drinkers Bay Landfill);
- (e) to the further southwest and west are the Kwai Chung Crematorium and Columbarium and Tsuen Wan Chinese Permanent Cemetery; and
- (f) to the further north is a proposed public columbarium.

8. Planning Intention

- 8.1 The planning intention of the “I” zone is primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. IT&TI, office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone.

- 8.2 According to the Explanatory Statement (ES) of the OZP, provision of industrial land in Kwai Chung has been made in conjunction with the industrial land planned for Tsuen Wan and Tsing Yi to ensure that sufficient industrial land is reserved to provide employment opportunities for the labour force of Tsuen Wan New Town as a whole.
- 8.3 As stated in the ES of the ODP, road widening proposals to alleviate traffic problems have been proposed along the major roads in Kwai Chung Industrial Area. Efforts would be made to negotiate with developers to surrender area proposed for road widening upon redevelopment (**Plan A-2**).

9. **Comments from Relevant Government Departments**

- 9.1 The following B/Ds have been consulted and their views on the application are summarised as follows:

Policy Perspective

9.1.1 Comments of the Secretary for Development (SDEV):

- (a) it is Government's policy to incentivise owners to redevelop old IBs to optimise utilisation of existing industrial stock and make better use of our valuable land resources, while addressing more effectively the issues of fire safety and non-compliant uses. To this end, relaxation of the maximum permissible non-domestic PR by up to 20% may be allowed, on a case-by-case basis, under the current revitalisation scheme for redevelopment in respect of pre-1987 IBs located outside "Residential" zones in Main Urban Areas and New Towns. The implementation period of the said measure is now extended to 31.12.2027, as announced in the 2024 PA. The said measure does not apply to "special factories such as those located in industrial estates, storage premises in container terminals and flatted factories built by the Housing Authority, and those buildings on lots supporting specific industries such as cargo handling uses, ship building and repairing, oil storage and refining and production of associated chemical by-product, manufacture of polystyrene plastics, manufacture and storage of chlorine, hydrogen and textile chemicals, etc.". As such, the time-limited arrangement mentioned above is not, strictly speaking, directly relevant to the redevelopment of KCTL 145 as DEVB understands that KCTL 145 is prescribed for "the manufacture of acid and/or for the purposes of carrying on thereon any other offensive trade or trades only" with reference to the special conditions under lease; and
- (b) that said, the current application is in line with DEVB's current policy to encourage redevelopment of aged IBs, as well as the planning intention of "I" zone with 'IT&TI (Data Centre)' being one of the uses

that is always permitted. DEVB has no objection to the application in this regard.

9.1.2 Comments of the Secretary for Innovation, Technology and Industry (SITI) and the Commissioner for Digital Policy (CDP) of the Innovation, Technology and Industry Bureau (ITIB):

- (a) no objection to the application;
- (b) data centre are critical information and communication technologies infrastructure for the development of digital economy and smart city in Hong Kong. The Government has been committed to promoting Hong Kong as a prime location for data centre in the Asia-Pacific Region. The proposed minor relaxation of PR and BH restrictions would make available more data centre floor space. Subject to the approval of the relaxation of PR and BH restrictions, the proposed redevelopment of the building into a 19-storey data centre, if materialized, would contribute to addressing the growing demand for high-tier data centres in Hong Kong and benefit the innovation and technology sector development at large; and
- (c) other detailed comments are at **Appendix III**.

Land Administration

9.1.3 Comments of the District Lands Officer/Tsuen Wan & Kwai Tsing (DLO/TW&KT), LandsD:

- (a) the Site comprises KCTL 145, which is subject to the New Grant No. 4708 dated 8.1.1970 and a No Objection Letter dated 13.10.2016, and a strip of government land recessed from Wing Chong Street currently under the HyD's maintenance. The lot is restricted for the manufacture of acid and/or any other offensive trade or trades. Spaces shall be provided for parking, L/UL of motor vehicles at the rate of not less than 1 vehicle for each 10,000ft² or part thereof of GFA or not less than 1 vehicle for each 5,000ft² or part thereof of the site area, whichever is the greater; and
- (b) it is noted that the Applicant proposed a canopy along Wing Kin Road. In general, all the structures / buildings shall be confined within the KCTL 145 boundary. LandsD reserves comments on the proposed schematic design, including the proposed canopy, which would only be examined in detail during the GBP submission stage upon completion of the land exchange. There is no guarantee that the schematic design presented in the subject application will be acceptable under lease if it is so reflected in future GBP submission(s).

9.1.4 Comments of Chief Estate Surveyor/Land Supply, LandsD:

The owner of KCTL 145 has submitted a land exchange application to permit modern industrial uses in the Site, which is being considered by LandsD acting in the capacity as the landlord at its sole discretion. There is no guarantee that the proposed land exchange will be completed. The proposed land exchange, if subsequently completed, will be subject to such terms and conditions including among others, the payment of such appropriate fees and premium, as may be imposed by LandsD.

Building Matters

9.1.5 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) no objection to the application. Detailed comments under the Buildings Ordinance (BO) will be given during the GBP submission stage;
- (b) it is noted that the OP (No. NT105/72) for storage area and dangerous goods storage was issued for the existing building on 6.6.1972; and
- (c) other detailed comments are at **Appendix III**.

Traffic

9.1.6 Comments of the Commissioner for Transport (C for T):

- (a) no in-principle objection to the application from traffic engineering perspective given that:
 - (i) the TIA illustrated that the traffic impact arising from the subject redevelopment to the adjacent road network within the area of influence would be acceptable; and
 - (ii) the applicant demonstrated that the redevelopment proposal would accommodate the high-end provision of parking and L/UL facilities within the development;
- (b) should the application be approved, the following approval conditions are suggested:
 - (i) the submission of a revised TIA to the satisfaction of C for T or of the Board; and
 - (ii) the design and provision of vehicular access, car parking and L/UL facilities for the proposed development to the satisfaction of C for T or of the Board; and
- (c) other detailed comments are at **Appendix III**.

Environment

9.1.7 Comments of the Director of Environment Protection (DEP):

- (a) no objection to the application as the applicant has committed to address the potential land contamination and landfill gas hazard issues at detailed design stage;
- (b) should the application be approved, relevant approval conditions for land contamination assessment, landfill gas hazard assessment and a revised SIA are suggested:
 - (i) the submission of an updated SIA to the satisfaction of DEP or of the Board;
 - (ii) the implementation of the local sewerage upgrading/sewerage connection works identified in the updated SIA to the satisfaction of the Director of Drainage Services or of the Board;
 - (iii) the submission of a Landfill Gas Hazard Assessment and the implementation of the mitigation measures identified therein before operation of the use to the satisfaction of DEP or of the Board; and
 - (iv) the submission of a Land Contamination Assessment and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of DEP or of the Board; and
- (c) since demolition of the existing IB and excavation works would be required, the applicant is advised to minimise the generation of Construction and Demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible; and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development.

Water Supply

9.1.8 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no insurmountable problem for the existing water supply system to supply the required amount of fresh water as proposed by the applicant in the WSIA;
- (b) it is observed at this stage that the applicant has not provided the detailed design of cooling tower plant in the proposal and the cooling water demand will thus be subject to change; and

- (c) it is recommended to impose the following approval condition:

the submission of a revised WSIA and the implementation of diversion, modification and upgrading works identified therein to the satisfaction of the Director of Water Supplies (DWS) or of the Board.

Fire Safety

9.1.9 Comments of the Director of Fire Services (D of FS):

- (a) no adverse comment on the application;
- (b) the applicant is advised that detailed fire services requirements will be formulated upon receipt of formal submission of GBPs. In addition, the arrangement of emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Building 2011, which is administered by the BD submission; and
- (c) other detailed comments are at **Appendix III**.

Urban Design, Visual and Landscape

9.1.10 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design and Visual Impact

- (a) the Site is sandwiched between Wing Kin Road and Wing Chong Street to the east and west respectively. It forms part of an IB cluster which is zoned "I" and subject to a BH restriction of 105mPD. To the further east across Tsuen Wan Road is another IB cluster and subject to BH restrictions mainly of 90mPD in the southeast and 120mPD in the northeast;
- (b) the proposed development has incorporated a number of building setbacks as stated in paragraph 1.4 above. Landscape treatments, including edge planters and vertical greenery are provided. Canopy is also introduced. These measures may promote visual interest and pedestrian comfort. Given the context and as illustrated in the photomontages of the VIA, the proposed development with a BH of 109.55mPD would unlikely induce any significant adverse effects on the visual character of the surrounding townscape;

Landscape

- (c) no comment on the application from landscape planning perspective; and

- (d) the applicant is reminded that approval of the section 16 application under the Ordinance does not imply approval of the site coverage of greenery requirements under the PNAP APP-152 and/or approval of tree/preservation/removal scheme under the lease. The site coverage of greenery calculation should be submitted separately to BD for approval. Thus, the applicant should seek comments and approval from relevant authority on the concerned tree works and/or compensatory/replacement plant proposal, where appropriate.

9.1.11 Comments of the Chief Architect/Advisory and Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD):

no comment on the application from architectural and visual impact point of view. It is noted that the proposed development mainly consist of one building block with PR of 11.4 and BH of about 109.55mPD. As compared with a previous approved planning application, it is noted that the proposed PR is the same and the proposed BH is reduced. From the photomontages provided, it appears that the proposal would have little visual impact.

9.2 The following Government departments have no objection to/comment on the application:

- (a) Chief Highway Engineer/New Territories West, HyD;
- (b) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (c) Project Manager (West), Civil Engineering and Development Department;
- (d) Commissioner of Police;
- (e) District Officer (Kwai Tsing), Home Affairs Department;
- (f) Director of Electrical and Mechanical Services (DEMS);
- (g) Director-General of Trade and Industry;
- (h) Director-General of Communications (DG of C); and
- (i) Commissioner for Harbourfront, DEVB (C for H, DEVB).

10. **Public Comments Received During Statutory Publication Period (Appendix IV)**

During the statutory public inspection periods, two public comments, including one supporting comment from Lions Clubs International Tseung Chiu King College and one objecting comment from an individual, were received. The supporting comment considers that the redevelopment can address their health and nuisance concerns on industrial uses by phasing out the existing IB. The objecting comment considers that the visual impact of the proposed development is unacceptable and queries on the proposed design merit.

11. Planning Considerations and Assessments

- 11.1 The application is for minor relaxation of PR restriction from 9.5 to 11.4 (i.e. +20%) and BH restriction from 105mPD to 109.55mPD (i.e. +4.33%) for permitted IT&TI (data centre) use at the Site zoned “I”. The proposed development is in line with the planning intention of the “I” zone, which is primarily for general industrial uses.
- 11.2 The Committee previously approved application No. A/KC/496 with conditions for minor relaxation of PR and BH restrictions to 11.4 and 115.2mPD respectively for permitted warehouse (excluding Dangerous Goods Godown) submitted by the same applicant of the application on 14.7.2023 as detailed in paragraph 5.2 above. The current application possesses similar major planning and design merits with minor adjustments resulting from the refinement of layout for the proposed use, in comparison to the previously approved scheme.

Policy Aspect

- 11.3 As stated in paragraph 9.1.1, DEVB considers that the policy on revitalisation of pre-1987 IBs does not apply to “special factories such as those located in industrial estates, storage premises in container terminals and flatted factories built by the Housing Authority, and those buildings on lots supporting specific industries such as cargo handling uses, ship building and repairing, oil storage and refining and production of associated chemical by-product, manufacture of polystyrene plastics, manufacture and storage of chlorine, hydrogen and textile chemicals, etc.”. As such, the policy is not, strictly speaking, directly relevant to the redevelopment of KCTL 145 as DEVB understands that KCTL 145 is prescribed for “the manufacture of acid and/or for the purposes of carrying on thereon any other offensive trade or trades only” with reference to the special conditions under lease. That said, the current application is in line with DEVB’s current policy to encourage redevelopment of aged IBs, as well as the planning intention of “I” zone with ‘IT&TI (Data Centre)’ being one of the uses that is always permitted. DEVB has no objection to the application in this regard. SITi and CDP also have no objection to the application.

Technical Aspects

- 11.4 The proposed minor relaxation of PR restriction by 20% is similar to those similar applications related to the policy, and consideration of such applications is subject to technical assessments confirming the feasibility of the proposed development. In support of the application, the applicant has submitted various technical assessments to demonstrate that the proposed development would not cause adverse water supply, traffic, air quality, noise and sewerage impacts to the surrounding areas. C for T has no in-principle objection to the application subject to the incorporation of approval conditions related to revised TIA and design and provision of vehicular access, car parking and L/UL facilities as set out in paragraphs 12.2(a) and (b) below. DEP also has no objection to the application subject to the incorporation of approval conditions related to sewerage, landfill gas hazard and land contamination aspects as set out in paragraphs 12.2(c) to (f) below. While the WSIA indicated no insurmountable problem for the existing water

system to supply the required amount of fresh water, CE/C of WSD recommends incorporation of approval condition related to submission of revised WSIA and implement relevant upgrading works identified as set out in paragraphs 12.2(g) below. Other relevant government departments, including Fire Services Department, DSD and EMSD, have no objection to/adverse comments on the application. As such, the proposed minor relaxation of PR is considered not unacceptable.

- 11.5 According to the applicant, the minor relaxation of BH restriction from 105mPD to 109.55mPD (i.e. +4.55m or +4.33%) are proposed to accommodate the proposed GFA and fulfilling the setback requirement under SBDG, PNAP APP-132 and the ODP as mentioned in paragraph 2(c) above. In order to minimise the resultant BH, the proposed scheme has included two basement levels for accommodating fuel tanks, fire services facilities and installations and some of the parking and L/UL spaces etc. The Site with an area of about 964m² is located in the midst of an IB cluster which is zoned "I" with BH restriction of 105mPD. To the further east across Tsuen Wan Road is another IB cluster with BH restrictions mainly of 90mPD in the southeast and 120mPD in the northeast (**Plan A-1**). Given the context and as illustrated in the VIA, CTP/UD&L of PlanD considers that the proposed development with a BH of 109.55mPD will unlikely induce any significant adverse effect on the visual character of the surrounding townscape. CA/ASC of ArchSD has no comment on the application from the visual impact point of view. In view of above, minor relaxation of BH restriction is considered not unacceptable.

Planning and Design Merits

- 11.6 The proposal would facilitate redevelopment of the two-storey old IB into a data centre meeting the current building standards. The applicant has indicated that the proposed development has taken into account the relevant SBDG requirements and demonstrate effort in building design improvement. The proposed development has incorporated a setback along Wing Kin Road as required under the ODP and a setback of about 2.948m from the application site boundary abutting Wing Chong Street (i.e. about 7.5m from the centreline of Wing Chong Street) to fulfil the setback requirement under SBDG. In addition, further building setbacks of about 6.53m at 6/F and above from Wing Chong Street are proposed to enhance air ventilation and visual permeability (**Drawings A-10 to A-12**). Landscape proposals, including planters at the building edges of G/F to 3/F, as well as vertical greenery on building façade of G/F and 1/F both fronting Wing Kin Road and Wing Chong Street. A total greenery of about 20% (about 195m²) is proposed for the development. Subject to detailed design in GBP submission, canopy of 1.5m-wide is proposed along the frontage at Wing Kin Road to serve the public and promote pedestrian comfort (**Drawings A-3 and A-11**). CTP/UD&L of PlanD considers the above design measures may promote visual interest and pedestrian comfort and enhance the landscape quality of the development.

Similar Applications

11.7 The Committee has approved various similar applications mainly on the considerations that the policy support was given or no objection from policy perspective, no adverse traffic and environmental impacts were anticipated, planning and design merits such as greening, canopy and building setback were proposed and no adverse departmental comments was received. Approval of the current application is consistent with the previous decisions of the Committee on similar applications.

Public Comments

11.8 Regarding the public comments received, the planning assessments above and departmental comments in paragraph 9 above are relevant.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.

12.2 Should the Committee decide to approve the application on the terms of the application as submitted to the Board, it is suggested that the permission shall be valid until 10.10.2029, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the submission of a revised Traffic Impact Assessment to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the design and provision of vehicular access, car parking and loading and unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the submission of an updated Sewerage Impact Assessment to the satisfaction of the Director of the Environmental Protection or of the Town Planning Board;
- (d) the implementation of the local sewerage upgrading/sewerage connection works identified in the updated Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board;

- (e) the submission of a Landfill Gas Hazard Assessment and the implementation of the mitigation measures identified therein before operation of the use to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (f) the submission of a Land Contamination Assessment and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (g) the submission of a revised Water Supply Impact Assessment and the implementation of diversion, modification and upgrading works identified therein to the satisfaction of the Director of Water Supplies or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of PR and BH restrictions.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or to refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form received on 18.3.2025
Appendix Ia	Supporting Planning Statement received on 18.3.2025 and SI received on 21.3.2025
Appendix Ib	FI received on 26.6.2025
Appendix Ic	FI 2 received on 21.8.2025
Appendix Id	FI 3 received on 4.9.2025
Appendix Ie	FI 4 received on 16.9.2025
Appendix If	FI 5 received on 22.9.2025

Appendix II	Previous and Similar Applications
Appendix III	Detailed Departmental Comments
Appendix IV	Public Comments
Appendix V	Recommended Advisory Clauses
Drawings A-1 to A-9	Floor Plans
Drawing A-10	Schematic Sections
Drawings A-11 to A-12	Isometric Drawings
Drawings A-13 to A-16	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3 to A-5	Site Photos
Plan A-6	Similar Applications

**PLANNING DEPARTMENT
OCTOBER 2025**