SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

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)

- Supplementary Planning Statement -

TOWNLAND CONSULTANTS LIMITED

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)

SECTION 16 PLANNING APPLICATION

Supplementary Planning Statement

Applicant	BDX Data Center (HK) Limited
Planning Consultant & Submitting Agent	Townland Consultants Limited
Lands Consultant	Cushman & Wakefield (HK) Limited
Architect	Civic Consultancy Limited

File Reference: WKRKC

For and on behalf of Townland Consultants Limited

Approved by : _____

Position : Director

Date : 6 August 2026

6 August 2026

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EXECUTIVE SUMMARY

This Section 16 Planning Application is submitted on behalf of BDX Data Center (HK) Limited (the "**Applicant**") to seek permission from the Town Planning Board ("**TPB**" / the "**BOARD**") for Minor Relaxation of Plot Ratio ("**PR**") Restriction arising from the proposed conversion of G/F (Part) and 3/F (Part) of an existing building ("**Premises**") at 38 Wing Kei Road, Kwai Chung Town Lot ("**KCTL**") No. 524, Kwai Chung, New Territories (the "**Site"**) for Permitted 'Information Technology and Telecommunications Industries (Data Centre)' use.

The existing building falls within an "Industrial" ("**I**") zone on the Draft Kwai Chung Outline Zoning Plan No. S/KC/33 ("**Draft OZP**") and is subject to a maximum PR Restriction of 9.5. 'Industrial Use (not elsewhere specified)' (i.e. Workshop) and 'Information Technology and Telecommunications Industries' (i.e. Data Centre) are Column 1 uses that are always permitted.

In order to accommodate the permitted 'Information and Telecommunications Industries (Data Centre)' use within the existing building, the Applicant intends to reconfigure the layout of a portion of the G/F and 3/F (currently used as Loading/Unloading ("**L/UL**"), car parking and E/M areas) to accommodate ancillary utilities/installations (e.g. Fuel Tank, etc) of the proposed data centre facilities, essential E/M facilities for the building, and the updated transport facilities provision (the "**Proposed Conversion**"). As the reconfiguration will result in areas of the Premises that was previously exempted from GFA calculation to now include additional GFA for the ancillary utilities/installations, Minor Relaxation of the PR restriction from 9.5 to 9.57 (+0.74%) is sought to enable the Proposed Conversion within the existing building. There is no change to the Building Height ("**BH**") and Site Coverage ("**SC**") of the existing building.

The Proposed Conversion is justified on the following grounds:

- The Proposed Conversion is in line with the Government Policies in promoting I&T development and digital economy transformation. The Proposed Conversion addresses the evolving needs of the industrial sector by facilitating the conversion of the Existing Industrial Building into data centre to strengthen Hong Kong's position as a leading regional data centre hub;
- The Proposed Conversion will help address the growing demand for data centre in Hong Kong and help increase the supply of modern data centre capacity;
- The Proposed Conversion is in line with the Planning Intention of the "Industrial" zone and is compatible with the subject building and its surrounding;
- The Proposed Conversion will enable more efficient utilisation of land resources by reconfiguring the Premises to accommodate Data Centre use and the reduced parking demand arising from the conversion to mainly Data Centre use;
- This Application seeks solely for Minor Relaxation of PR restriction to allow for existing floor area within the existing building. The proposed increase in PR is minimal and there is no change to the overall BH and SC due to the Proposed Conversion. In this regard, no visual impact is anticipated; and
- No adverse traffic or pedestrian impacts are anticipated, and the proposed internal transport facilities provision are in compliance with relevant Government guidelines.

Based on the above justifications and as detailed in this Supplementary Planning Statement, we respectfully request the BOARD to give favourable consideration to this Application.

行政摘要

（內文如有差異，以英文版本為準）

根據《城市規劃條例》第十六條，我司代表 BDX Data Center (HK) Limited（下稱「**申請人**」）向城市規劃委員會（下稱「**城規會**」）呈交規劃申請書，就擬議改建葵涌永基路 38 號葵涌市地段第 524 號的一幢現有建築物的地下（部分）及三樓（部分）（下稱「**處所**」）作准許的「資訊科技及電訊業（數據中心）」用途申請略為放寬地積比率限制。

該現有建築物座落於《葵涌分區計劃大綱草圖編號 S/KC/33》（下稱「**草圖**」）的「工業」地帶內，其最高地積比率限制為 9.5 倍。「工業用途（未另有列明者）」（即工場）及「資訊科技及電訊業」（即數據中心）均屬第一欄經常准許的用途。

為配合於現有建築物內作經常准許的「資訊科技及電訊業（數據中心）」用途，申請人擬議重組部分地下及三樓的佈局（現時用作上落客貨區、停車位及機電設施房），以容納擬議數據中心的附屬設施／裝置（例如燃料缸房等）和該座建築物的必要機電設施，以及最新的運輸設施（下稱「**擬議改建**」）。由於有關重組將於該處所內原本獲豁免計算總樓面面積的範圍引入附屬設施／裝置，從而新增額外的總樓面面積，申請人現把地積比率限制由 9.5 倍略為放寬至 9.57 倍（+0.74%），以便進行擬議改建工程。現有建築物的高度及上蓋面積率將維持不變。

擬議改建具備以下充分理據的支持：

- 擬議改建符合政府推動創新科技發展及數字經濟轉型的政策。擬議改建透過將現有工業大廈改作數據中心，有助配合工業界不斷演變的需求，進一步強化香港作為區域數據中心樞紐的地位；
- 擬議改建有助配合香港對數據中心日益增長的需求，並增加現代化數據中心容量供應；
- 擬議改建符合「工業」地帶的規劃意向，並與該建築物及其周邊環境相容；
- 擬議改建透過重組處所的空間以容納數據中心用途，並配合因主要改建為數據中心用途而減少的泊車需求，從而更有效利用土地資源；
- 該申請僅尋求略為放寬地積比率限制，以容許現有建築物內的現有樓面面積。本申請擬增加的地積比率極為輕微，且不會增加建築物高度及上蓋面積。因此，預期不會對周邊市容造成負面視覺影響；及
- 擬議改建不會對交通或行人造成負面影響，擬議提供的內部運輸設施均符合政府的相關指引。

基於上述原因及這份補充規劃文件中詳述的理由，我司懇請城規會考慮批准是次規劃申請。

Reference: WKRKC/AGNES/01
Date: 6 August 2026

TO THE TOWN PLANNING BOARD:

SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)

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)

1. INTRODUCTION

1.1 Introduction and Purpose

1.1.1 We are instructed by BDX Data Center (HK) Limited (the "**Applicant**"), to submit this Section 16 ("**S16**") Planning Application to seek permission from the Town Planning Board ("**TPB**"/ the "**BOARD**") for Minor Relaxation of Plot Ratio ("**PR**") Restriction arising from the proposed conversion of G/F (Part) and 3/F (Part) (the "**Premises**") of an existing building at 38 Wing Kei Road, Kwai Chung Town Lot ("**KCTL**") No. 524, Kwai Chung, New Territories (the "**Site**") for permitted 'Information Technology and Telecommunications Industries (Data Centre)' ("**Data Centre**") use.

1.1.2 The existing building falls within an area currently zoned "Industrial" ("**I**") on the Draft Kwai Chung Outline Zoning Plan No. S/KC/33 ("**Draft OZP**") and is subject to a maximum PR Restriction of 9.5. 'Industrial Use (not elsewhere specified)' (i.e. Workshop) and 'Information Technology and Telecommunications Industries' (i.e. Data Centre) are Column 1 uses that are always permitted.

1.1.3 In order to accommodate the permitted 'Information and Telecommunications Industries (Data Centre)' use within the existing building, the Applicant intends to reconfigure the layout of a portion of the G/F and 3/F (currently used as Loading/Unloading ("**L/UL**"), car parking and E/M areas) to accommodate ancillary utilities/installations (e.g. Fuel Tank, etc) of the proposed data centre facilities, essential E/M facilities for the building, and the updated transport facilities provision (the "**Proposed Conversion**"). As the reconfiguration will result in areas within the Premises that was previously exempted from GFA calculation to now include additional GFA for the ancillary utilities/installations, Minor Relaxation of the PR restriction from 9.5 to 9.57 (+0.74%) is sought to enable the Proposed Conversion within the existing building. There is no change to the Building Height ("**BH**") and Site Coverage ("**SC**") of the existing building.

1.1.4 This Supplementary Planning Statement ("**SPS**") provides relevant information on the Application to facilitate the BOARD's consideration. The following Sections will provide a description of the Site and its surroundings, the planning context, details of the Proposed Conversion and justifications in support of the Application.

2. SITE CONTEXT

2.1 Site Location

2.1.1 The Proposed Conversion is located within an Existing 18-storey Industrial Building at No. 38 Wing Kei Road and is bounded by Wing Kei Road and Tsuen Wan Road (***Figure 2.1*** refers). The Site Area is about 1,730m^2, while the proposed conversion works resulting in additional GFA is about 120m^2, of which includes a portion of G/F (approx. 96.5 m^2) and a portion of 3/F (approx. 23.5 m^2) (***Part A of Appendix 1*** refers).

2.2 Land Status

2.2.1 The subject building is located within Kwai Chung Town Lot ("**KCTL**") No. 524, acquired through Government Land Sale in May 2017. The permissible uses include, amongst others, industrial, godown and ancillary office, office in direct support of an industrial operation and information technology and telecommunications industries. The maximum permissible GFA is 16,435m^2.

2.2.2 Land application to the Lands Department ("**LandsD**") will be made to implement the Proposed Conversion upon obtaining planning permission from the TPB.

2.3 Surrounding Land Uses

2.3.1 The area surrounding the subject building is characterised by a mix of land uses, including industrial, funeral-related facilities, and open space uses. A summary of the surrounding area is provided below (***Figure 2.2*** refers):

- The Site forms part of an Industrial Cluster zoned "I" and subject to a maximum BH restriction of 105mPD.
- To the immediate north of the Site is Wing Kei Road 5-a-Side Soccer Pitch, while Kwai Chung Park is located approx. 300m to the south of the Site.
- To the further north and east across Tsuen Wan Road include various industrial clusters zoned "I" under active operation and subject to various BH restrictions ranging from 90mPD in the southeast to 140mPD in the northeast.
- Various funeral related facilities (e.g. Tsuen Wan Chinese Permanent Cemetery, Kwai Chung Crematorium and Kwai Chung Public Mortuary) are located to the further south to southwest of the Site.

2.4 Accessibility

2.4.1 Vehicular access to the Site is provided at Wing Kei Road. The Site is well served by various major roads, such as Tsuen Wan Road and Tsing Tsuen Road, which connect the Site to Tsuen Wan, Kwai Tsing, and Tsing Yi. In terms of public transport, the Site can be accessed by a minibus to/from Kwai Fong (Route 404M). The minibus stops are located along Wing Kei Road to the southwest of the Site.

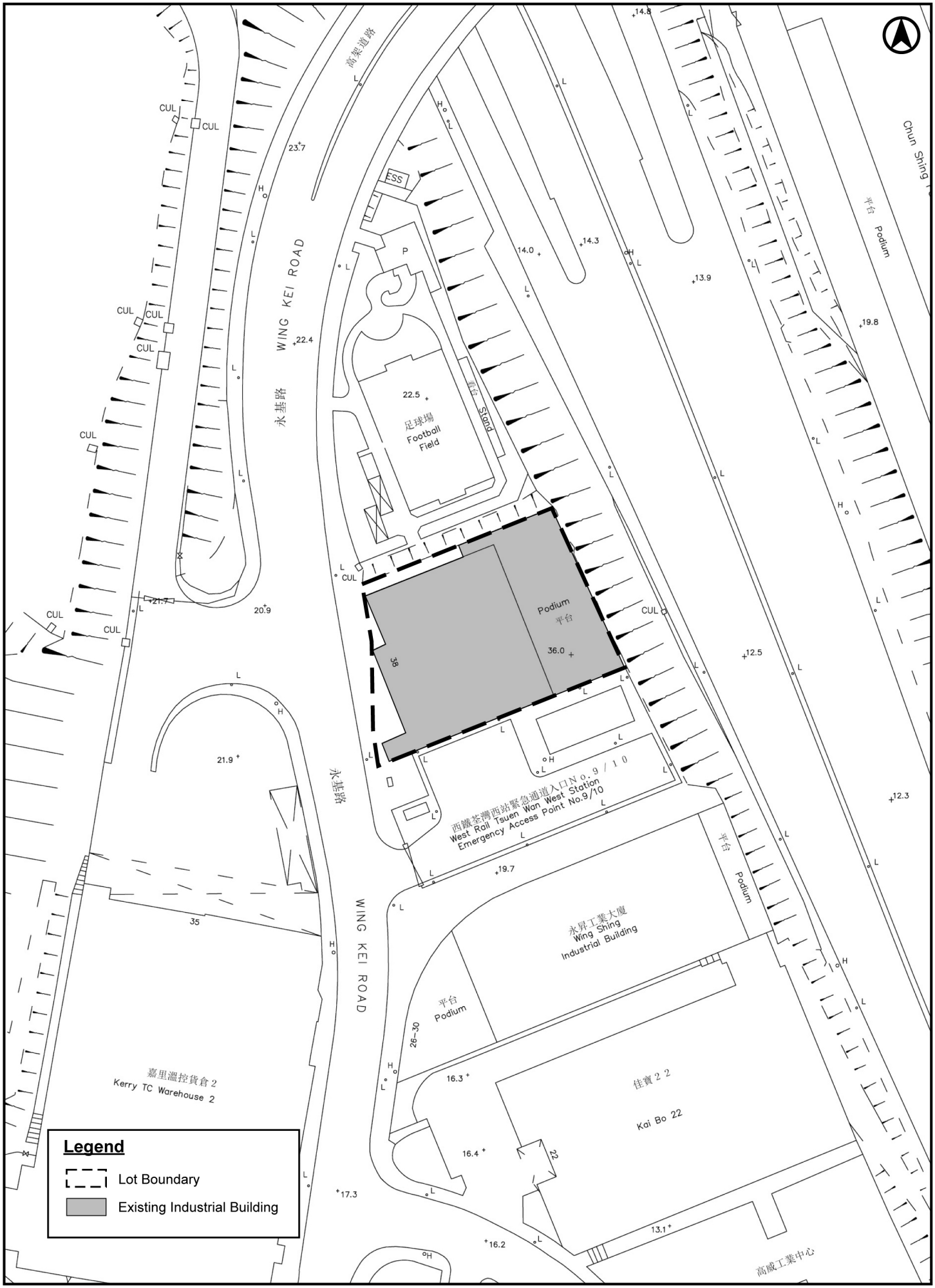

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FIGURE 2.1 SITE LOCATION PLAN

SCALE 1 : 1,000

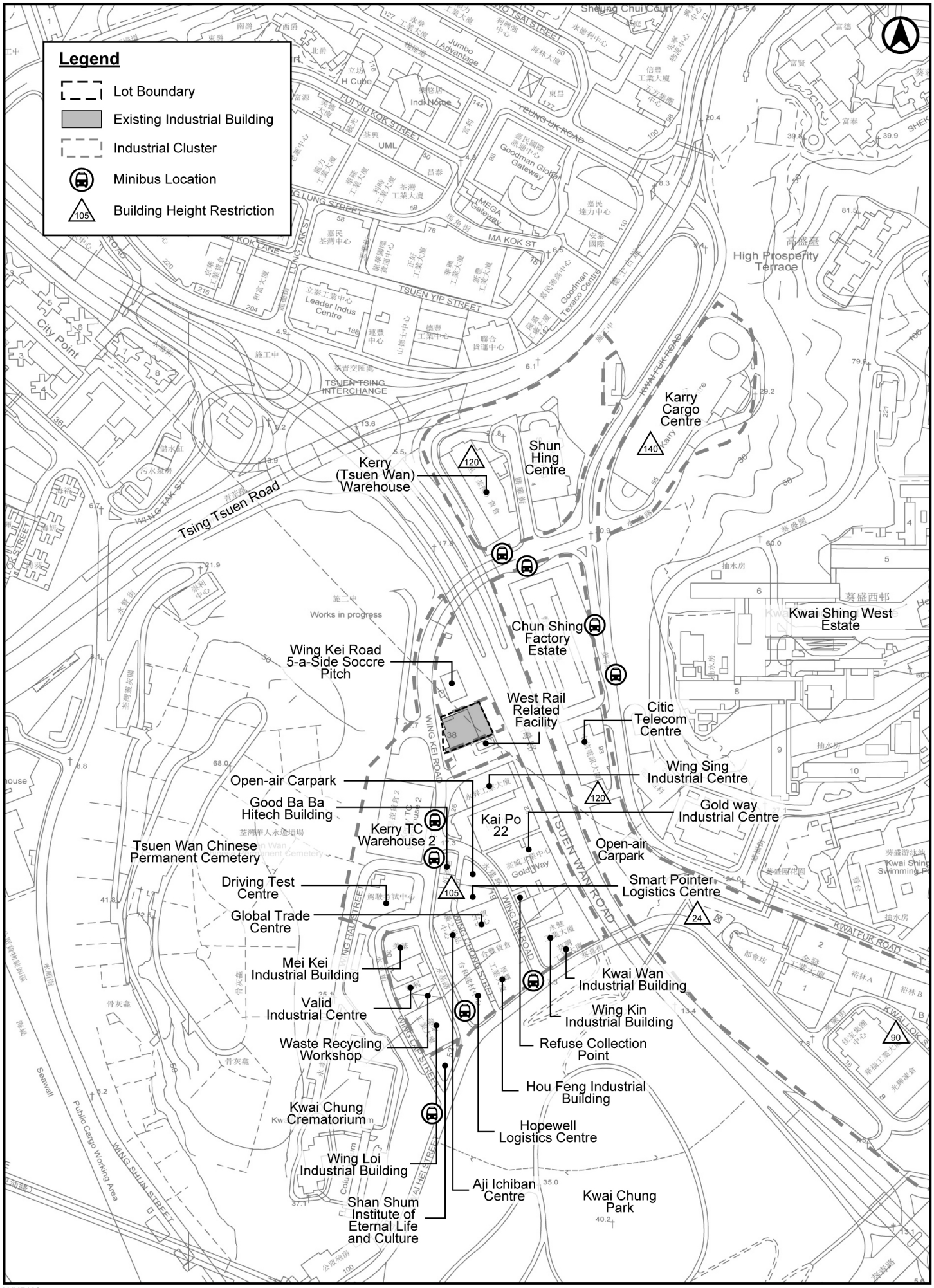

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FIGURE 2.2 SITE LOCATION PLAN

SCALE 1 : 5,000

3. PLANNING CONTEXT

3.1 Statutory Planning Context

Draft Kwai Chung Outline Zoning Plan No. S/KC/33

3.1.1 The Site is currently zoned "Industrial" ("**I**") on the Draft Kwai Chung Outline Zoning Plan gazetted on 31 July 2026 (***Figures 3.1*** and ***3.2*** refer). According to the Statutory Notes of the Draft OZP, the "I" zone is intended "*primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, 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*". 'Industrial Use (not elsewhere specified)' and 'Information Technology and Telecommunications Industries' are Column 1 uses always permitted under the "I" zone.

3.1.2 The Site is subject to a BH Restriction of 105mPD and a PR Restriction of 9.5. As indicated in Statutory Notes of the Draft OZP, based on individual merits of a development proposal, minor relaxation of these development restrictions may be considered by the TPB on application under S16 of the Town Planning Ordinance ("**TPO**").

3.2 Non-Statutory Planning Context

Policy Address

3.2.1 As announced in the Chief Executive's ("**CE**") recent Policy Addresses, the Government has consistently emphasised the importance of innovation & Technology ("**I&T**"), research and development ("**R&D"**), artificial intelligence ("**AI"**) and digital infrastructure since the promulgation of Smart City Blueprint since 2017. The Policy Addresses have strongly encouraged the provision of adequate supporting spaces and facilities to support the rapid development of these sectors.

3.2.2 Since the 2020 Policy Address, the Government has been committed to develop Hong Kong into an international I&T hub through substantial investment, cross-departmental/ regional collaboration, and leveraging local R&D capabilities, talent pool and start-up ecosystem (***Para. 50 of 2020 Policy Address*** refers). The Government has subsequently adopted a five-pronged approach for re-industrialisation covering infrastructure, talents, capital, technology and research to continue supporting the development of these areas and further diversify the economy (***Para. 61 of 2021 Policy Address*** refers), followed by the promulgation of the Hong Kong I&T Development Blueprint to accelerate the city's transformation into an international I&T centre and achieve re-industrialisation (***Paras. 38 to 39 of 2022 Policy Address*** refer).

3.2.3 The CE has also highlighted key initiatives including expediting the establishment of a supercomputing centre to foster AI development, expanding 5G network infrastructure, advancing digital government, promoting smart logistics with integrated information platforms, and strengthening digital infrastructure together with cross-boundary data flow within the Greater Bay Area ("**GBA**") (***Paras 39, 61 to 62 and 67 of 2023 Policy Address and Paras. 54 and 96 of the 2024 Policy Addresses*** refer). In the 2025 Policy Address, the Government further stepped up the promotion of AI as a core industry to drive integration across different sectors, including enhancing data advantages and expanding AI applications (***Paras. 67 to 76 of 2025 Policy Address*** refer).

Hong Kong Innovation and Technology Development Blueprint

3.2.4 In taking forward the I&T development of Hong Kong, the Hong Kong Innovation and Technology Development Blueprint ("**I&T Blueprint**") promulgated by the Government on 22 December 2022 sets out targets for the next five to ten years to guide Hong Kong to develop into an international I&T centre. The I&T Blueprint summarises four broad development directions, including (i) to enhance I&T ecosystem and promote "new industrialisation" in Hong Kong; (ii) to enlarge the I&T talent pool to create strong impetus for growth; (iii) to promote digital economy development and develop Hong Kong into a smart city; and (iv) to proactively integrate into the overall development of the country and consolidate Hong Kong's role as a bridge connecting the Mainland and the world.

3.2.5 One of the recommendations under the I&T Blueprint suggests focusing on the development of various technology industries with an edge and area of strategic importance (e.g. AI and data science) to enhance the I&T ecosystem and promote interactive development along the innovation chain. The recommendation also highlights that Hong Kong has a keen demand for data centre facilities and poses a strong foundation in AI research with its universities ranking third globally in producing the most cited AI research (***Page 31 of the I&T Blueprint*** refers).

3.2.6 The I&T Blueprint also recommends the introduction of concessionary measures to actively promote the development of data centres in support of the Government's direction to accelerate the development of the digital economy and smart city to enhance citizens' quality of life (***Pages 51 and 52 of the I&T Blueprint*** refers). Recognising the need to strengthen Hong Kong's position as a data centre hub in the Asia-Pacific region, the Government will continue to proactively explore the development of smart infrastructure facilities and new digital infrastructure to further enhance Hong Kong's digital capabilities (***Page 55 of the I&T Blueprint*** refers).

*Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 ("**HK2030+**")*

3.2.7 HK2030+ is a long-term planning framework to guide Hong Kong's city planning, land and infrastructure development, and shape Hong Kong as a liveable, competitive and sustainable "Asia's World City" beyond 2030. One of the "Building Blocks" to achieve the vision and planning goal in 2030+ is embracing new economic opportunities and challenges through adequate land supply at strategic locations for different economic activities and conducive environment to harness innovation and technology. A key strategic direction under this Building Block is to foster an enabling environment for innovation and technology development and create a new momentum for economic growth through providing adequate space for a vibrant I&T ecosystem that encompasses Industry 4.0 (including data centres), Human Capital, Research and Development, Innovation Culture, and Capital / Investment (***Page 14-17 of the HK2030+ Final Recommendation*** refer).

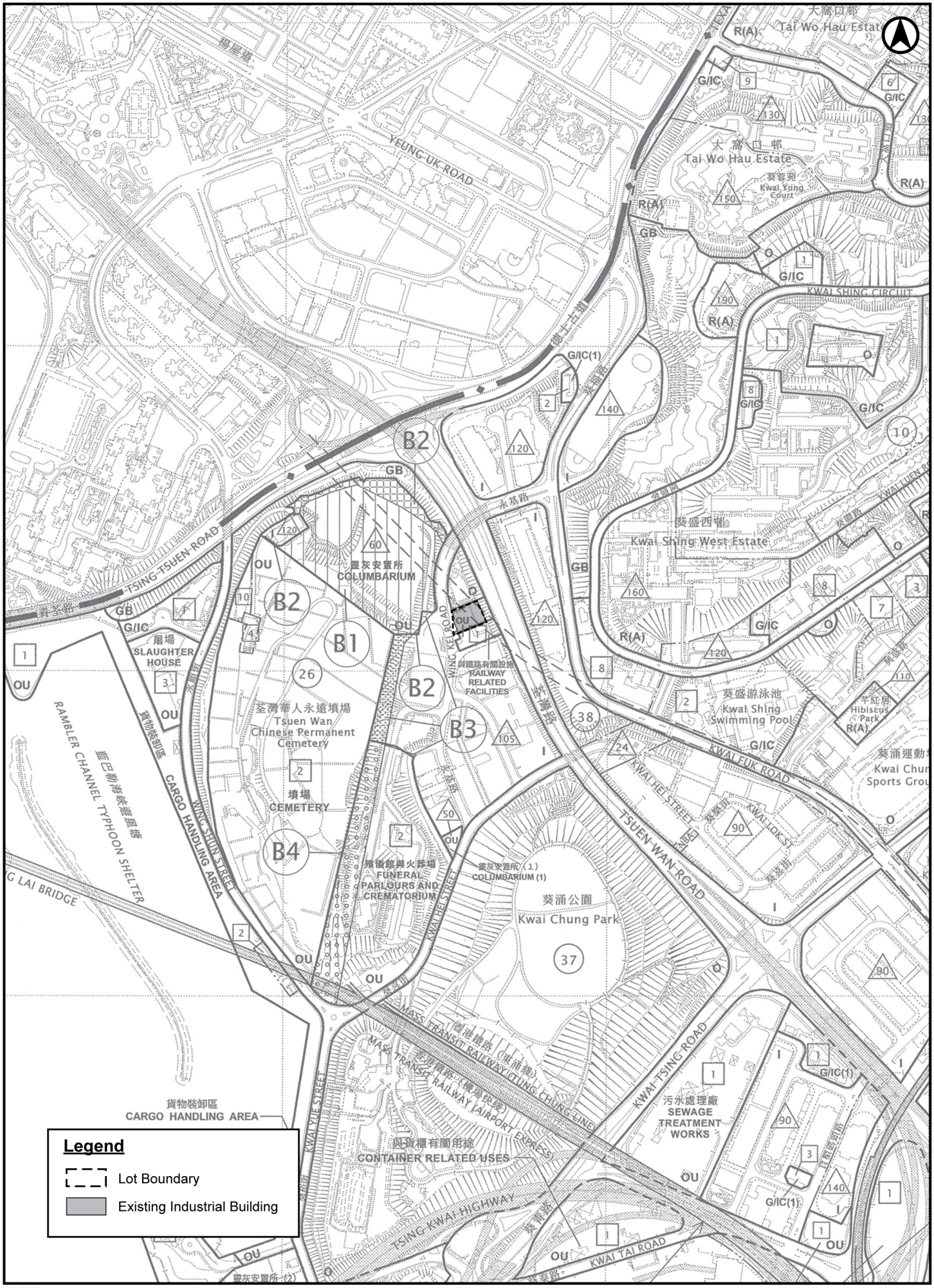

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FIGURE 3.1 DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/33 (EXTRACT)

SCALE 1 : 7,500

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Art Studio (excluding those involving direct provision of services or goods) Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Information Technology and Telecommunications Industries Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Asphalt Plant/Concrete Batching Plant Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only) Educational Institution (in wholesale conversion of an existing building only) Exhibition or Convention Hall Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only) Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only) Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Offensive Trades Office (not elsewhere specified) Open Storage Petrol Filling Station Pier Place of Entertainment (in wholesale conversion of an existing building only) Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Clinic (in wholesale conversion of an existing building only) Religious Institution (in wholesale conversion of an existing building only) Ship-building, Ship-breaking and Ship-repairing Yard

(Please see next page)

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FIGURE 3.2 STATUTORY NOTES ATTACHED TO THE DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/33 (EXTRACT)

INDUSTRIAL (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom# which may be permitted on any floor) Training Centre (in wholesale conversion of an existing building only) Vehicle Stripping/Breaking Yard Wholesale Trade
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/ unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion :	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion :
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, 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.

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FIGURE 3.2 (CONT'D) STATUTORY NOTES ATTACHED TO THE DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/33 (EXTRACT)

INDUSTRIAL (Cont'd)

Remarks

(1) 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 maximum total plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.

(2) 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 the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(3) On land demarcated for a 15m-wide building gap from Wing Yip Street to Kwai On Road and a 50m-wide building gap between Tsuen Wan Road and Kwai Fuk Road as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restrictions of 18mPD and 24mPD respectively.

(4) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.

(6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height/building gap restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(7) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

FIGURE 3.2 (CONT'D) STATUTORY NOTES ATTACHED TO THE DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/33 (EXTRACT)

4. THE PROPOSED CONVERSION

4.1 The Proposed Conversion

4.1.1 The Applicant intends to convert and operate the refurbished Industrial Building at the Site for permitted Data Centre with ancillary Office and Workshop uses. In order to accommodate the permitted 'Information and Telecommunications Industries (Data Centre)' use within the existing building, the Applicant intends to reconfigure the layout of a portion of the G/F and 3/F (currently used as car parking and E/M areas) to accommodate the ancillary utilities/installations (e.g. Fuel Tank, etc) of the proposed data centre facilities, essential E/M facilities for the building, and the updated transport facilities provision. The Premise is considered the most suitable location within the existing building to accommodate the required facilities while minimising major structural works since basement construction to accommodate the proposed uses is considered not feasible due to the presence of MTR facilities below the existing building.

4.1.2 As the reconfiguration will result in areas within the Premises that was previously exempted from GFA calculation to now include additional GFA for the ancillary utilities/installations, the GFA of the Site will increase by about 120m^2 resulting in a total GFA of about 16,555m^2 and exceeding the maximum permitted PR restriction at 9.5. In this regard, minor relaxation of the PR restriction from 9.5 to 9.57 (+0.74%) is sought. There is no change to the BH and site coverage ("**SC**") of the existing building.

4.1.3 Plans before (GBP Scheme) and after (Proposed Conversion) of the Premises are provided in ***Part A and Part B of Appendix 1*** respectively, while the Development Parameters are provided at ***Table 4.1.***

Table 4.1 Technical and Accommodation Schedule

TECHNICAL SCHEDULE		
	Existing Building (per the Draft GBP Scheme)	**Development upon the completion of the Proposed Conversion**
Area of the Lot Boundary	Approx. 1,730m^2	
Total GFA	Approx. 16,435m^2	Approx. 16,555 m^2 *(1)
Additional GFA after Conversion	N/A	120
G/F	N/A	Approx. 96.5m^2
3/F	N/A	Approx. 23.5 m^2
Proposed Plot Ratio	Approx. 9.5	Approx. 9.57
Site Coverage (not higher than 15m) (above 15m)	 Approx. 91.25% (no change) Approx. 58.47% (no change)	
Building Height • Main Roof Level (mPD) • Main Roof Level (m)	 Approx. 104.99mPD (no change) Approx. 84.15m (no change)	
No. of Storeys	18	

(1) The Proposed Total GFA consists of the GFA of the building for permitted Workshop and/or Data Centre use, including ancillary facilities (e.g. ancillary office, ancillary E/M facilities, etc). The final GFA concession will be subject to the final decision by the Buildings/ Lands Authorities at the detailed design stage. In any event, the total GFA of the Building will not exceed the approved GFA under this S16 Planning Application.

4.2 Internal Transport Facilities

4.2.1 Vehicular access of the existing building will be provided at Wing Kei Road and the 6m EVA is located at the northeast portion of the Site.

4.2.2 Per the Lease, the parking provision of the existing building is provided to serve industrial uses. With conversion of Permitted Workshop use to Data Centre use at upper floors, there will be a reduction in the overall carparking and goods vehicle provisions primarily attributable to the lower parking and L/UL demand arising from a largely unmanned data centre which has minimal staff and logistics demand. In this regard, the proposed internal transport facilities have been reviewed

with reference to the lease requirements, Hong Kong Planning Standards and Guidelines ("**HKPSG**"), and the "Departmental Circular No. 6/2012" published by Transport Department ("**TD**"), as demonstrated in the Traffic Review[1] provided in ***Appendix 2.*** The Traffic Review concludes that the proposed internal transport facilities are adequate to serve the entire development nor is there significant increase in traffic flow anticipated in association with the minor increase in PR.

4.2.3 A comparison of the parking provision of the existing building and the proposed provision after the Proposed Conversion is summarised in ***Table 4.2*** below.

Table 4.2 Comparison of Internal Transport Facilities Provisions

Types of Spaces	Existing Building (nos.) (a)	Proposed Provision (nos.) (b)	Difference (b) – (a)
Parking Space			
Private Car	17*(1)	15*(1)	- 2
Motorcycle	2	2	No change
Light Good Vehicles	8	2	- 6
Heavy Good Vehicles	4	Nil	- 4
Loading/Unloading			
Light Good Vehicles	7	2	- 5
Heavy Good Vehicles	4	2	- 2
Waiting Space for Car/Lorry Lift at G/F			
Light Good Vehicles	2	2	No change

(1) Including 1 nos. of accessible car parking space

4.3 Development Programme

4.3.1 The Proposed Conversion is anticipated to be completed by Q1 2030.

[1] A Technical Note in respect to the revised transport facilities provision was submitted on 16 January 2026 and agreed by Transport Department during the Technical Feasibility Study stage. In view of further design refinements to the conversion works for the existing building resulting in minor adjustments to the GFA under the Technical Note, minor updates have been made and submitted as part of this S16 Planning Application. Nonetheless, there is no change to the proposed internal transport facilities provision per the Traffic Review dated 16 January 2026.

5. PLANNING JUSTIFICATIONS

5.1 In Line with the Government Policies for the Information and Technology Development and the Evolving Needs of the Industrial Sector

5.1.1 The Proposed Conversion is in line with the Government Policy to promote I&T development and to position Hong Kong as an international I&T hub. As outlined in the CE's recent Policy Address and the I&T Blueprint promulgated in 2022, the Government has placed strong emphasis on strengthening digital infrastructure, including data centre, to support AI, big data and the digital economy transformation. In particular, the Blueprint highlights the keen demand for data centre facilities in Hong Kong and recommends concessionary measures to actively promote relevant development with the intention to accelerate and further transform the digital economy and smart city initiatives.

5.1.2 The permitted Data Centre use, supported by the provision of essential ancillary utilities/installations provided under the Proposed Conversion, will enable the development of a data centre, enhancing the computing power and the digital resilience critical for AI development and cross-boundary data flow within the GBA. By facilitating the expansion of the data centre capacity within the existing building, the Proposed Conversion directly supports the strategic directions of the Government for re-industrialisation, new industrialisation, and the development of Hong Kong as a leading data centre hub in the Asia-Pacific region.

5.2 Sustained Demand for Data Centre Facilities in Hong Kong

5.2.1 Hong Kong is strategically positioned as one of the leading data centre hubs in the Asia-Pacific region, supported by its status as an international financial, trading and logistics centre, robust telecommunications infrastructure, and proximity to the GBA. With a demonstrated growing market demand, Data Centre use at the subject site will hereby contribute to the supply of data centres in Hong Kong.

5.3 In Line with the Planning Intention of the "Industrial" Zone

5.3.1 The Proposed Conversion is fully in line with the Statutory Planning Intention of the "I" zone under the Draft OZP. As the upper floors of the existing building have already begun conversion for the permitted Data Centre use, the Proposed Conversion at the Premises is considered compatible with the current main uses of the existing building. Upon completion, the Development will consist of Data Centre use and some Workshop uses, with ancillary utilities/installations (e.g. ancillary E/M facilities, ancillary car parking spaces, ancillary offices, etc.), all uses always permitted within the "I" zone. The Proposed Conversion is fully compatible with the subject building and those in the vicinity.

5.4 Utilisation of Land Resources

5.4.1 The existing provision of car park and L/UL areas within the existing building is provided in accordance with the lease for industrial use. In view of the conversion of the existing building mainly for Data Centre use, there will be a significant decrease in parking demand. As such, the reconfiguration of portions of the G/F and 3/F to accommodate the lower parking provision will enable a more efficient use of floor area and land resources.

5.5 No Adverse Visual Impact

5.5.1 This Application seeks solely for Minor Relaxation of PR restriction to allow for existing floor area within the existing building. The proposed increase in PR is minimal and there is no change to the overall BH and SC due to the Proposed Conversion. In this regard, no visual impact is anticipated.

5.6 No Adverse Technical Impacts

5.6.1 As demonstrated in the updated Traffic Review[1] in ***Appendix 2***, no additional traffic would be generated by the Proposed Conversion and no adverse traffic or pedestrian impact is anticipated. The proposed parking and L/UL provisions comply with HKPSG and relevant TD circular.

6. CONCLUSION

6.1 This Section 16 Planning Application seeks planning permission for Minor Relaxation of PR Restriction to enable the Proposed Conversion. It has been demonstrated in this SPS that the Minor Relaxation of PR Restriction is justified on the following grounds:

- The Proposed Conversion is in line with the Government Policies in promoting I&T development and digital economy transformation. The Proposed Conversion addresses the evolving needs of the industrial sector by facilitating the conversion of the Existing Industrial Building into data centre to strengthen Hong Kong's position as a leading regional data centre hub;
- The Proposed Conversion will help address the growing demand for data centre in Hong Kong and help increase the supply of modern data centre capacity;
- The Proposed Conversion is in line with the Planning Intention of the "Industrial" zone and is compatible with the subject building and its surrounding;
- The Proposed Conversion will enable more efficient utilisation of land resources by reconfiguring the Premises to accommodate Data Centre use and the reduced parking demand arising from the conversion to mainly Data Centre use;
- This Application seeks solely for Minor Relaxation of PR restriction to allow for existing floor area within the existing building. The proposed increase in PR is minimal and there is no change to the overall BH and SC due to the Proposed Conversion. In this regard, no visual impact is anticipated; and
- No adverse traffic or pedestrian impacts are anticipated, and the proposed internal transport facilities provision are in compliance with relevant Government guidelines.

6.2 In light of the justifications and planning merits put forth in this SPS, we sincerely request the BOARD to give favourable consideration to this Application.

Approved and
Edited by: Vincent Lau

Prepared by: Agnes Leung

Date: 6 August 2026
File Ref: WKRKC