

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/473
(for 2nd Deferment)

- Applicant** : EDJ II (HK) Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : 2-10 Tai Yuen Street, Kwai Chung, New Territories
- Site Area** : About 1,865m²
- Lease** : Kwai Chung Town Lot No. 161
(a) held under New Grant No. 4820 dated 18.9.1970;
(b) restricted to general industrial and/or godown purposes excluding offensive trade; and
(c) no restriction on gross floor area, site coverage or building height (BH) nor building setback requirement
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
(a) maximum plot ratio (PR) of 9.5, or the PR of the existing building, whichever is the greater;
(b) maximum BH of 130 metres above Principal Datum (mPD), or the height of the existing building, whichever is the greater; and
(c) minor relaxation of the PR restriction may be considered by the Town Planning Board (the Board) on application based on individual merits of development proposal
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Information Technology and Telecommunications Industries (Proposed Data Centre Development)

1. Background

- 1.1 On 7.1.2021, the application for minor relaxation of PR restriction for permitted information technology and telecommunication industries (proposed data centre development) at 2-10 Tai Yuen Street (the Site) was received by the Board (**Plan A-1**).
- 1.2 On 26.2.2021, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow sufficient time to address departmental comments.
- 1.3 The applicant submitted further information on 26.2.2021 and 3.3.2021, including mainly responses to departmental comments and revised/consolidated Traffic

Impact Assessment. The application is rescheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 29.3.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of two months so as to allow more time for the preparation of supplementary information to address further departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The applicant has been deferred once for two months at the request of the applicant. Since the first deferment on 26.2.2021, the applicant has submitted further information to address departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications provided meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further information from the applicant. If the further information submitted by the applicant is not substantial and can be processed within a shorter time, the application can be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a further two months for the preparation of further information. Since this is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for the preparation of further information, and no further deferment would be granted unless under very special circumstances.

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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 29.3.2021 from the applicant's representative
Plan A-1	Location Plan