

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/484
(for 1st Deferment)

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| <u>Applicant</u> | : | EDS V (HK) Limited represented by Llewelyn-Davies Hong Kong Limited |
| <u>Site</u> | : | 57-61 Ta Chuen Ping Street, Kwai Chung |
| <u>Site Area</u> | : | About 2,261m ² |
| <u>Lease</u> | : | Remaining Portion of Section E of Lot No. 277 in D.D. 444 and the Extension thereto (the Lot) (a) held under New Grant No. 3491 as varied by an Extension Letter dated 28.7.1964 and a Modification Letter dated 24.12.1964 (b) shall be used for industrial purposes only (c) no building shall be erected on the Lot except a factory, ancillary offices and such quarters as may be required for watchmen and caretakers |
| <u>Plan</u> | : | Draft Kwai Chung Outline Zoning Plan No. S/KC/29 |
| <u>Zoning</u> | : | “Other Specified Uses” annotated “Business” (“OU(B)”) (a) maximum plot ratio (PR) of 9.5 (b) maximum building height of 130 metres above Principal Datum (mPD) (c) a minimum 3.5m wide non-building area from the lot boundary abutting Ta Chuen Ping Street |
| <u>Application</u> | : | Proposed Minor Relaxation of PR Restriction for Permitted Information Technology and Telecommunications Industries (Data Centre) |

1. Background

On 23.9.2021, an application for proposed minor relaxation of PR restriction for permitted information technology and telecommunications industries (data centre) at 57-61 Ta Chuen Ping Street (the Site) was received by the Town Planning Board (the Board) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 27.10.2021, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months to allow time to address comments from relevant Government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justifications for deferment 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. 33A) in that the deferment would allow the applicant to prepare further information to address outstanding issues.
- 3.2 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 submission from the applicant. If the further information 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 two months for the preparation of the submission 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

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| Appendix I | Letter dated 27.10.2021 from the applicant's representative |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
NOVEMBER 2021**