

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/484
(for 2nd Deferment)

- Applicant** : EDS V (HK) Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : 57-61 Ta Chuen Ping Street, Kwai Chung (Remaining Portion of Section E of Lot No. 277 in D.D. 444 and the Extension thereto)
- Site Area** : About 2,261m²
- Lease** : (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) to be expired on 30.6.2047
(c) for industrial purposes only
(d) no building shall be erected on the Lot except a factory, ancillary offices and such quarters as may be required for watchmen or caretakers
- Plan** : Draft Kwai Chung Outline Zoning Plan No. S/KC/29
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
(a) maximum plot ratio (PR) of 9.5
(b) maximum building height (BH) of 130 metres above Principal Datum (mPD)
(c) a minimum 3.5m wide non-building area (NBA) from the lot boundary abutting Ta Chuen Ping Street
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Information Technology and Telecommunications Industries (Data Centre)

1. Background

- 1.1 On 23.9.2021, the applicant submitted the current application to seek planning permission for proposed minor relaxation of PR restriction for permitted

information technology and telecommunications industries (data centre) at the subject site (**Plan A-1**).

- 1.2 On 12.11.2021, the Metro Planning Committee (the Committee) agreed to defer a decision as requested by the applicant, to allow more time to address comments from relevant Government departments.
- 1.3 On 26.11.2021, the applicant submitted FI including revised Traffic Impact Assessment and Sewerage Impact Assessment, updated floor plan and development schedules to address departmental comments and public comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 5.1.2022, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to further defer making a decision on the application for a period of two months in order to allow sufficient time to review the layout design of the proposed development to accommodate the technical requirements from various perspectives (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second 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 review the layout design of the development.
- 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 further submission 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	Letter from Applicant's Representative dated 5.1.2022
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2022**