

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/488
(for 1st Deferment)

- Applicant** : Prime Zone Limited represented by PlanPlus Consultancy Limited
- Site** : 11-19 Wing Yip Street, Kwai Chung (Kwai Chung Town Lot No. 288)
- Site Area** : About 3,214m²
- Lease** : (a) held under New Grant No. 5312 dated 11.11.1974
(b) to be expired on 30.6.2047
(c) shall be used for industrial and/or godown purposes excluding offensive trade
(d) no building shall be erected on the Lot except a factory or factories and/or a warehouse or warehouses, ancillary offices and such quarters as may be required for watchmen or caretakers
(e) no restriction on gross floor area, site coverage or building height (BH) under the Lease
- Plan** : Draft Kwai Chung Outline Zoning Plan No. S/KC/29
- Zoning** : “Industrial” (“I”)
(a) maximum plot ratio (PR) of 9.5
(b) maximum BH of 120 meters above Principle Datum
- Application** : Proposed Minor Relaxation of Plot Ratio Restriction for Wholesale Conversion of Permitted Information Technology and Telecommunications Industries Use (Data Centre)

1. Background

On 16.11.2021, the applicant submitted the current application to seek planning permission for proposed minor relaxation of PR Restriction for wholesale conversion of permitted information technology and telecommunications industries use (data

centre) at the subject site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 30.12.2021, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for a period of two months in order to allow sufficient time to prepare a further information to respond to 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 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter from Applicant's Representative dated 30.12.2021
Plan A-1	Location Plan