

This document is received on 10 MAY 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in
rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及**
- (iii) **Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期**

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

13/4 2200946 8/4 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/KC/491
	Date Received 收到日期	10 MAY 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Master Green Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
KTA Planning Limited	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Nos. 13 - 17 Wah Sing Street, Kwai Chung (KCTL 111 S.A)
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,777.608 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 20,264.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kwai Chung Outline Zoning Plan No. S/KC/29
(e) Land use zone(s) involved 涉及的土地用途地帶	"Industrial"
(f) Current use(s) 現時用途	Industrial (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於_____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction From 由 9.5 to 至 11.4
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Minor Relaxation of Plot Ratio Restriction
for a Permitted Information Technology and Telecommunications
Industries Use (Proposed Data Centre Development)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積

20,264.7

..... sq.m 平方米

☒ About 約

Proposed plot ratio 擬議地積比率

11.4

G/F to 7/F: Not more than 77%

☐ About 約

Proposed site coverage 擬議上蓋面積

8/F and above: Not more than 65% .. %

☒ About 約

Proposed no. of blocks 擬議座數

1

Proposed no. of storeys of each block 每座建築物的擬議層數

20

..... storeys 層

☒ include 包括 1 storeys of basements 層地庫

☐ exclude 不包括 storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度

Not more

than 120 mPD 米 (主水平基準上)

☐ About 約

105 m 米

☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)
 About 20,264.7 sq. m. for Permitted.....
 Information Technology and
 Telecommunications Industries Use
 (Proposed Data Centre Development)

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	B/F to 18/F	18/F - E&M Facilities, Cooling Tower 17/F - Chiller Plant Room 6/F, 10/F, 13/F, 16/F - E&M Facilities 3/F-5/F, 7/F-9/F, 11/F-12/F, 14/F-15/F - Data Hall (Green Flat Roof at 7/F) 1/F-2/F - E&M Facilities, Plant Room (Green Roof at 1/F) G/F - Entrance Lobby, Parking Spaces, Loading/Unloading (L/UL) Spaces, E&M Facilities, Plant Room B/F - Parking Spaces, L/UL Spaces, E&M Facilities
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Vehicular access, greenery, setback area

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2025

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>												
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>21</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>3</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>1</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Private Car Parking Spaces 私家車車位	21	Motorcycle Parking Spaces 電單車車位	3	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	1	Others (Please Specify) 其他 (請列明)	
Private Car Parking Spaces 私家車車位	21													
Motorcycle Parking Spaces 電單車車位	3													
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1													
Medium Goods Vehicle Parking Spaces 中型貨車泊車位														
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	1													
Others (Please Specify) 其他 (請列明)														
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>3</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>1</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Taxi Spaces 的士車位		Coach Spaces 旅遊巴車位		Light Goods Vehicle Spaces 輕型貨車車位	3	Medium Goods Vehicle Spaces 中型貨車車位		Heavy Goods Vehicle Spaces 重型貨車車位	1	Others (Please Specify) 其他 (請列明)	
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Heavy Goods Vehicle Spaces 重型貨車車位	1													
Others (Please Specify) 其他 (請列明)														

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

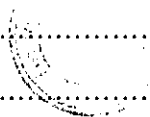
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 1,395 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 5 m 米 <input checked="" type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>No adverse impacts on sewerage/ noise; Please refer to the attached Supporting Planning Statement</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached Supporting Planning Statement.



11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 ☒ Authorised Agent 獲授權代理人

GLADYS NG

Principal Town Planner

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of KTA Planning Limited
代表

☒ Company 公司 / ☐ Organisation 機構 and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 08/04/2022

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Nos. 13 - 17 Wah Sing Street, Kwai Chung (KCTL 111 S.A)		
Site area 地盤面積	1.777.608	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Draft Kwai Chung Outline Zoning Plan No. S/KC/29		
Zoning 地帶	"Industrial"		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction for a Permitted Information Technology and Telecommunications Industries Use (Proposed Data Centre Development)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	20,264.7 sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	11.4 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	About 105	m 米 <input type="checkbox"/> (Not more than 不多於)
		+120	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		20	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	G/F to 7/F: Not more than 77% 8/F and above: Not more than 65% % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

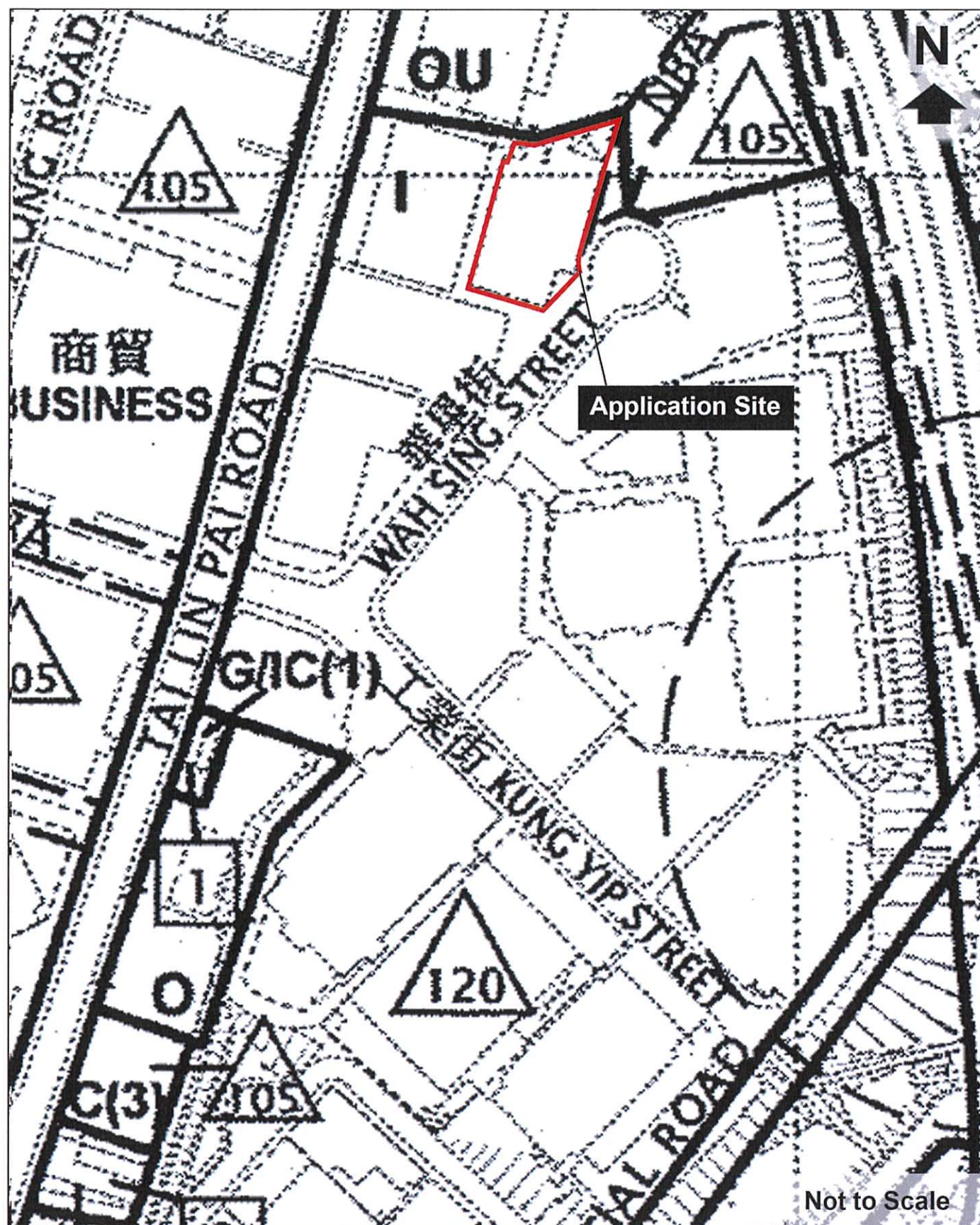
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	26
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	21 3 1 N/A 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	4
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	N/A N/A 3 N/A 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Base Plan: Draft Kwai Chung Outline
Zoning Plan No. S/KC/29

Site Location Plan

Proposed Minor Relaxation of
Plot Ratio Restriction for
Permitted Information Technology
and Telecommunications
Industries (Proposed Data Centre
Development) in "Industrial" zone
at KCTL 111 S.A, 13 - 17 Wah Sing
Street, Kwai Chung

Date: 4 April 2022

**S16 PLANNING APPLICATION
DRAFT KWAI CHUNG OZP No. S/KC/29**

**Proposed Minor Relaxation of Plot Ratio Restriction
for a Permitted Information Technology and Telecommunications
Industries Use (Proposed Data Centre Development)
in “Industrial” zone
at KCTL 111 S.A, 13 - 17 Wah Sing Street, Kwai Chung**

SUPPORTING PLANNING STATEMENT

April 2022

Applicant:

Master Green Ltd.

Consultancy Team:

Andrew Lee King Fun & Associates Architects Ltd.

CKM Asia Ltd

KTA Planning Ltd.

Ramboll Hong Kong Ltd



PLANNING LIMITED

規 劃 顧 問 有 限 公 司

By Hand and By Email

Our Ref: S3020/13WSS_KC/21/0012Lg

7 July 2022

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 14/F, MG TOWER
133 Hoi Bun Road, Kwun Tong
Kowloon, Hong Kong

九龍觀塘海濱道133號
萬兆豐中心14樓K室

電話TEL (852) 3426 0451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

Dear Sir/ Madam,

**Proposed Minor Relaxation of Plot Ratio Restriction
for a Permitted Information Technology and Telecommunications Industries Use
(Proposed Data Centre Development) in "Industrial" zone
at Nos.13- 17 Wah Sing Street, Kwai Chung
- Section 16 Planning Application –
TPB Ref. A/KC/491
[Further Information No. 2]**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 8 April 2022 and departmental comments received between 26 May and 29 June 2022.

In response to the comments received, please find attached 70 hard copies of the Further Information submission. The submission document consists of:

Response-to-Comment Table

- Annex A** Updated Architectural Drawings
Annex B Updated Figures of the Supporting Planning Statement

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned or Ms Sylvia Lam at 3426 2833.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Gladys Ng

cc. the Applicant & Team
KT/GN/SL/vy





PLANNING LIMITED

規劃顧問有限公司

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By Hand and By Email

Our Ref: S3020/13WSS_KC/21/013Lg

10 August 2022

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/ Madam,

**Proposed Minor Relaxation of Plot Ratio Restriction
for a Permitted Information Technology and Telecommunications Industries Use
(Proposed Data Centre Development) in "Industrial" zone
at Nos.13- 17 Wah Sing Street, Kwai Chung
- Section 16 Planning Application –
TPB Ref. A/KC/491
[Further Information No. 3]**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 8 April 2022, departmental comments received in May to June 2022 and Further Information ("FI") No. 2 submitted to TPB on 7 July 2022.

Having re-examined the possibility in further extending the proposed canopy in the past weeks, please note the it might be considered technically not feasible to extend the proposed canopy at this planning stage due to possible restrictions stipulated in Building (Planning) Regulations ("B(P)R") 10(4) set out as below:

"The maximum projection of any canopy (including cornices, mouldings or other features) erected over any street shall be— (a) one-tenth of the width of the street; or (b) 3 m, whichever is the less; Provided that no portion of any such canopy shall be within 4.5 m, measured horizontally, of a line drawn vertically from a point in the centre line of the street nearest to such portion of the canopy."

For information, the section of street abutting Wah Sing Street has a measured width of only about 9m. The B(P)R 10(4) stipulates that no portion of any such canopy shall be within 4.5m, measured horizontally from the centre line of the street. Thus, in accordance to B(P)R, it is understood that no proposed canopy is permissible to project over the concerned street outside of the lot boundary.

In view of the site-specific constraint of Wah Sing Street and the two specific requirements on maximum projection of canopy, the Applicant has made utmost effort to enhance the captioned development scheme in the planning stage by voluntarily setting back of the building edge and then to provide 0.9m-to-1.3m-wide canopy along the eastern building edge facing the existing public footpath of Wah Sing Street where appropriate.

Similar Applications

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
Kwai Chung							
1.	S/KC/29 “OU(B)” A/KC/460 BHR: 130mPD	57 – 61 Ta Chuen Ping Street (2,261m ²)	I-O	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 5.7.2019	N/A	<ul style="list-style-type: none"> ● Full-height setback along Ta Chuen Ping Street wider than OZP requirement for long-term road widening and improving air ventilation
2.	S/KC/29 “OU(B)” A/KC/464 BHR: 105mPD	20-24 Kwai Wing Road (1,579m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 29.11.2019	4.2m (Workshop)	<ul style="list-style-type: none"> ● Voluntary full-height setbacks at the northern portion of site and along Castle Peak Road - Kwai Chung for improving pedestrian environment, air ventilation and visual permeability ● Greening provision of 316m² (about 20% of Site Area) ● Provision of communal escalator with universal accessible lift and staircase open to the public for improving pedestrian connectivity, accessibility and comfort ● Compliance with SBDG and incorporation of green building design measures
3.	S/KC/29 “OU(B)” A/KC/463 BHR: 105mPD	Kwai Chung Town Lot (KCTL) 49 and Ext. RP, 45-51 Kwok Shui Road (Gross Site Area: 1,324.3m ² Net Site Area ^[2] : 1,181.727m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 17.3.2020	4.20m (Workshop)	<ul style="list-style-type: none"> ● 2m voluntary full-height setback along Kwok Shui Road for proposed pedestrian footpath and landscaped area ● Weather protection canopy along the northern and western facades ● Greening ratio of about 28.37% (335m²) ● Incorporation of landscaped area at G/F, 1/F, 3/F and the rooftop ● Compliance with SBDG and incorporation of green building design measures

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
4.	S/KC/29 “OU(B)” A/KC/466 BHR: 130mPD	2-16 Lam Tin Street (1,858m ²)	Information Technology and Telecom-munications Industries	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> 130mPD to 146.5mPD (+12.7%)	<u>Approved</u> with conditions on 29.5.2020	5.5m (Data Centre)	<ul style="list-style-type: none"> ● Full-height NBAs along Lam Tin Street and Chun Pin Street in accordance with OZP requirement to cater for the long-term road widening proposal and enhance the air permeability of the area ● Incorporation of landscape area at B1/F, G/F, 1/F, 3/F and R/F and vertical greening at the low zone of the building along the western and eastern façades ● Greening ratio of about 22.69% (421.501m²) ● Compliance with SBDG and incorporation of green building design measures
5.	S/KC/29 “OU(B)” A/KC/469 BHR: 130mPD	57-61 Ta Chuen Ping Street (2,248m ²)	Hotel	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 6.11.2020	3.3m (Hotel Rooms)	<ul style="list-style-type: none"> ● Full-height NBAs abutting Ta Chuen Ping Street in accordance with OZP requirement and voluntary full-height setback to further improve permeability and streetscape ● Incorporation of landscaped area at G/F, 1/F and 2/F and vertical greening at 1/F façades ● Greening ratio of about 26.09% (586.5m²) ● Compliance with SBDG and incorporation of green building design measures
6.	S/KC/29 “OU(B)” A/KC/471 BHR: 105mPD	10-16 Kwai Ting Road (1,381.457m ²)	I	<u>PR</u> ^[3] 11.75 to 14.1 (+20%) <u>BH</u> 105mPD to 121.2mPD (+15.43%)	<u>Approved</u> with conditions on 14.5.2021	4.1m (Workshop)	<ul style="list-style-type: none"> ● 7m full-height NBA (without underground structures) from the northern lot boundary abutting Kwai On Road ● Voluntary 1m full-height setback and a further 2.685m up to 15m in height above the abutted street level ● Canopy along the building edge facing Kwai On Road ● Bollards on pavement along the frontage of the Site to prevent illegal parking of vehicles ● Plantings on street level within the Site along Kwai On Road and the western footpath ● Vertical greening features alongside the building facade facing Kwai On Road, a sky garden cum refuge floor on 13/F, communal landscape garden on 3/F, and green roof ● Greening ratio of about 20.01% (276.43m²) ● Compliance with SBDG and incorporation of green building design measures
7.	S/KC/29 “OU(B)” A/KC/473 BHR: 130mPD	2-10 Tai Yuen Street (1,865m ²)	Information Technology and Telecom-munications Industries	<u>PR</u> ^[3] 9.75 to 11.7 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 11.6.2021	5.5m (Data Centre)	<ul style="list-style-type: none"> ● 2m voluntary full-height setbacks from lot boundary along Tai Yuen Street and Kwok Shui Road ● Glass canopy above the main entrance at Tai Yuen Street ● Bollards on footpath along the frontage of the Site to prevent illegal parking of vehicles ● Incorporation of landscaped area at G/F, rooftop greening at 1/F, 2/F and R/F, and vertical greening at G/F to 2/F façades fronting Tai Yuen Street ● Greening ratio of about 20.3% (379.98m²) ● Compliance with SBDG and incorporation of green building design measures

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
8.	S/KC/29 “Industrial” A/KC/474 BHR: 120mPD	45-51 Tai Lin Pai Road (2,189m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 23.7.2021	3.5m (Workshop)	<ul style="list-style-type: none"> ● 3.5m and 0.5 to 1.7m full-height setbacks along Tai Lin Pai Road and Wah Sing Street respectively ● A passage for the public as ‘short-cut’ connecting Tai Lin Pai Road at LG/F and Wah Sing Street at UG/F ● A landscape entrance courtyard at the southwestern corner of LG/F near Tai Lin Pai Road ● Traffic measures including installation of bollards to prevent illegal parking on the street ● Sky garden cum refuge floor with peripheral greening on 6/F, landscape treatments in the form of trees, planters, vertical greening and seating at LG/F, UG/F, 1/F, 2/F and 6/F ● Total greenery coverage of not less than 20% of the Site ● Compliance with SBDG and incorporation of green building design measures
9.	S/KC/29 “OU(B)” A/KC/476 BHR: 130mPD	94-100 Ta Chuen Ping Street (1,486m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on on 28.1.2022	4.1m (Workshop)	<ul style="list-style-type: none"> ● 3.5m full-height NBA along Ta Chuen Ping Street, which includes pedestrian footpath and at-grade planters ● Tree/shrub planting, at-grade greenery, vertical greenery, edge greening, rooftop greening, planter strip with shrubs/groundcover provided at G/F, 1/F, 2/F and the roof ● Greening ratio of about 20% (298m²) ● Compliance with SBDG and incorporation of green building design measures
10.	S/KC/29 “Industrial” A/KC/475 BHR: 120mPD	14-15 Yip Shing Street (1,319.1m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 15.10.2021	3.585m/4.75m (Workshop/ Warehouse)	<ul style="list-style-type: none"> ● Voluntary full-height setbacks of 3.55m along Yip Shing Street, 0.9m along the north-western boundary and 2.5m at the rear portion of the building ● Additional voluntary setback of about 19m at the rear portion of the building above 15m ● Continuous canopy along Yip Shing Street building facade ● Landscape treatments including tree planting/planters, vertical greening, rooftop greening on R/F, and peripheral planting at the podium garden on 3/F ● Greening ratio of about 34.58% (456.15m²) ● Installation of steel bollards along Yip Shing Street as the traffic measure to deter possible illegal parking ● Compliance with SBDG and incorporation of green building design measures
11.	S/KC/29 “I” A/KC/480 BHR: 120mPD	45-51 Tai Lin Pai Road (2,189m ²)	Information Technology and Telecom- munications Industries	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> 120mPD to 129.35mPD (+7.8%)	<u>Approved</u> with conditions on 24.12.2021	6m (Data Centre)	<ul style="list-style-type: none"> ● Voluntary Setback of 5.35m (full-height) along southern site boundary (not accessible to the public) ● Continuous canopies along Tai Lin Pai Road and Wah Sing Street building facades ● Landscaping in the form of trees, planters and vertical greening on LG/F to 3/F and part of the southern setback ● Greening ratio of about 23.02% (504.24m²) ● Greywater recycling system will be adopted for irrigation of greenery ● Installation of bollards along Tai Lin Pai Road and Wah Sing Street to deter the possible carparking ● Applicant intends to apply for the BEAM plus Certification and electricity loading capacity would be sufficient for providing power supply for electric vehicle charging facilities at all parking spaces ● Compliance with SBDG and incorporation of green building design measures

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
12.	S/KC/29 “OU(B)” A/KC/483 BHR: 105mPD	10-16 Kwai Ting Road (1,381.5m ²)	Permitted Office, Shop, Service and Eating Place Uses	<u>PR</u> ^[3] 11.75 to 14.1 (+20%) <u>BH</u> 105mPD to 125.3mPD (+19.3%)	Approved with conditions on 14.1.2022	5.5m (Office, Shop, Service and Eating Place)	<ul style="list-style-type: none"> ● Voluntary Setback of 1 m along the western site boundary ● Further 2.5m setbacks (up to 9m in height) along the corner of the western footpath and Kwai On Road ● Continuous canopies along Kwai On Road and Kwai Ting Road building façades ● Landscaping in the form of sky garden on 14/F, communal landscape garden on 3/F, greenery on rooftop level, vertical greening along the building facade along Kwai On Road, Kwai Ting Road and the western footpath, road-side planters on setback along Kwai On Road at pedestrian level ● Greening ratio of about 20.1% ● Compliance with SBDG and incorporation of green building design measures
13.	S/KC/29 “I” A/KC/485 BHR: 120mPD	13-17 Wah Sing Street (1,777m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	Approved with conditions on 4.3.2022	3.5m (Workshop)	<ul style="list-style-type: none"> ● A full-height building setback along Wah Sing Street for future road widening ● Canopy along the eastern facade facing Wah Sing Street to offer rain shelter and shading for the pedestrian pathway ● Landscaping in the form of at-grade greenery, vertical greenery along Wah Sing Street and communal podium on 1/F ● Greening ratio of about 22.2% (about 394m²) ● Compliance with SBDG and incorporation of green building design measures
14.	S/KC/29 “OU(B)” A/KC/486 BHR: 130mPD	66-72 Lei Muk Road (1,648.55m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	Approved with conditions on 18.3.2022	3.9m (Workshop)	<ul style="list-style-type: none"> ● A full-height building setback along Lei Muk Road for future road widening and the associated proposed lay-by under the ODP requirement ● Weather protection measure in the form of recessed entrance lobby to offer rain shelter and shading for the pedestrian pathways ● Landscaping in the form of green courtyard with tree planting and planters, removed potted planters at the setback area fronting Lei Muk Road, vertical greening from G/F to 2/F and edge planters at 3/F, 4/F, 21/F to 23/F ● Greening ratio of about 20.2% (about 332.8m²) ● Compliance with SBDG and incorporation of green building design measures

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
15.	S/KC/29 “OU(B)” A/KC/487 BHR: 105mPD	543-549 Castle Peak Road (About 1327.7m ²)	I	<u>PR</u> ^[3] 10.309 to 12.371 (+20%) <u>BH</u> Nil	Approved with conditions on 22.4.2022	3.5m (Workshop)	<ul style="list-style-type: none"> ● Minimum 1.8m full-height setback along Yiu Wing Street, minimum 1m setback at G/F and 1/F along Castle Peak Road and 0.8m full-height setback at northeastern end of Yiu Wing Lane ● Weather protection measure in the form of building overhang to offer rain shelter and shading for the pedestrian pathways ● Landscaping in the form of podium garden, peripheral greenery, planters, vertical greening and roof greenery ● Greening ratio of about 20.6% (about 273.7m²) ● Compliance with SBDG and incorporation of green building design measures
16.	S/KC/29 “OU(B)” A/KC/478 BHR: 130mPD	7-13 Lam Tin Street (About 836m ²)	I	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Nil	Approved with conditions on 20.5.2022	4.2m (Workshop)	<ul style="list-style-type: none"> ● 4m full-height NBA along Lam Tin Street, which includes pedestrian footpath and at-grade planters ● Continuous canopies at split level along Lam Tin Street frontage ● Landscaping in the form of planters, vertical greening and roof greenery ● Greening ratio of about 20.1% (about 168m²) ● Compliance with SBDG and incorporation of green building design measures
17.	S/KC/30 “OU(B)” A/KC/484 BHR: 130mPD	57-61 Ta Chuen Ping Street (About 2,261m ²)	Information Technology and Telecom-munications Industries	<u>PR</u> 9.5 to 11.4 (+20%) <u>BH</u> Ni	Approved with conditions on 24.6.2022	5.5m (Data Centre)	<ul style="list-style-type: none"> ● 3.5m full-height NBA along Ta Cheun Ping Street, which includes pedestrian footpath ● Voluntary setbacks of 2.15m at the frontage of Ta Cheun Ping Street, 3.11m and 2.45m abutting the adjoining sites to the west and east respectively ● Canopy over the pedestrian entrance at Ta Cheun Ping Street frontage ● Landscaping in the form of planters, vertical greening and roof greenery ● Greening ratio of about 26.57% (about 600.8m²) ● Compliance with SBDG and incorporation of green building design measures

Notes

[1] Proposed Uses: Industrial (I), Commercial/ Office (C/O), Office (O) and Industrial-Office (I-O)

[2] The Site comprises parent lot KCTL No.49 (about 1,181.727m²) and Ext. RP (about 142.6m²). The extension area was granted after the building plans for the existing Toppo Tower were approved in 1974. Under the lease, no structure other than boundary walls and fences is permitted to be erected within the extension area except with prior approval of the Director of Lands, and the extension area shall not be PR/site coverage accountable. Hence, only the area of KCTL 49, i.e. about 1,181.727m² should be accountable for PR/GFA calculation.

[3] Planning applications involving minor relaxation of PR from the PR of the existing buildings

Detailed Departmental Comments

1. Comments of the District Lands Officer/Tsuen Wan & Kwai Tsing (DLO/TW&KT) and the Chief Estate Surveyor/Development Control (CES/DC), Lands Department (LandsD):
 - (a) the proposed development is a data centre which contravenes the user restriction under the Lease, if planning approval is given, the lot owner should apply for a lease modification from LandsD prior to its redevelopment. Upon receipt of a lease modification application, it will be considered by LandsD acting in the capacity as landlord at its sole discretion. There is no guarantee that any application will be approved. In the event that an application is approved, it will be subject to such terms and conditions as the Government shall see fit, including, among others, the payment of full premium and administrative fee, other conditions applicable to the 2018 Industrial Building (IB) Revitalisation Measures, etc. Under the 2018 IB Revitalisation Measures for redevelopment, the modification letter/conditions of exchange shall be executed within 3 years from the date of Town Planning Board's approval letter;
 - (b) the applicant should note that the waiver application is only applicable to part of an existing IB which the building is specified building age according to LandsD Practice Note No. 3/2012, 3/2012A and 3/2012B;
 - (c) to be qualified for the measure on relaxation of the maximum permissible non-domestic plot ratio (PR) by 20% for redevelopment project, the building has to be pre-1987 IBs located outside "Residential" zones in Main Urban Areas and New Towns and subject to the maximum non-domestic PR allowed under the Building (Planning) Regulations (B(P)R). Pre-1987 IB refers to those wholly or partly constructed on or before 1.3.1987 or those constructed with building plans first submitted to Building Authority for approval on or before 1.3.1987; and
 - (d) LandsD reserves comment on the proposed schematic design including the site area which would only be examined in detail during the building plan submission stage upon completion of lease modification. There is no guarantee that the schematic design presented in the subject planning application will be acceptable under the Lease if it is so reflected in fixture building plan submission(s).
2. Comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):
 - (a) maximum PR and site coverage for the proposed development shall comply with the 1st Schedule of B(P)R;
 - (b) requirements for sustainable building design guidelines as stipulated in the PNAP APP-152 should be complied with in case the attribute of gross floor area (GFA) concessions under the PNAP APP-151 is applied;

- (c) justification for the storey higher than 5m is required for BD's consideration at building plan submission stage; and
- (d) detailed comments under the Buildings Ordinance will be given at building plan submission stage.

3. Comments of the Director of Electrical and Mechanical Services:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the subject application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

4. Comments of the Director of Fire Services:

- (a) detailed Fire Services requirements shall be formulated upon receipt of formal submission of general building plans. The applicant is advised to include the relevant information, such as the design of fuel tank room(s)/dangerous good store(s), the type(s) and quantity of dangerous goods to be stored/manufactured at the subject site, etc. in the general building plans submission for the Fire Services Department's further consideration; and
- (b) the applicant is be reminded that pursuant to Section 6 of Dangerous Goods Ordinance, Cap. 295, Laws of Hong Kong, any person manufacture, store, convey or use any dangerous goods in excess of its statutory exempt quantity shall require a Dangerous Goods Licence.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/CK/491 13-17 Wah Sing Street, Kwai Chung MR
05/06/2022 04:10

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

So Data Centre deferred then Industrial approved and now back to Data Centre

Yet there are plans to curtail the role of the citizen in the planning process in order to make the process more efficient????

Previous objections maintained. Far too many data centres in close proximity to high density residential

Where is the data on the demand? This is typical HK, one does it so everyone jumps on board with dollar signs in their eyes.

Data Centres are polluters, HK has pledged to reduce emissions.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 26 December 2021 2:40 AM CST
Subject: Re: A/CK/481 and 485 13-17 Wah Sing Street, Kwai Chung MR

Dear TPB Members,

The site is almost 2,000sq.m, vertical and edge greening is certainly not adequate compensation for 20% additional bulk. The only at grade greenery is some creeping plants along one wall.

Decorative fins are ornamental and provide no real relief from the substantial emissions.

While canopy is welcome, going forward this should be obligatory. Years ago most buildings provided a substantial canopy and that this practice was discontinued beggars belief. We are facing higher temperatures and heavier rainfall going forward. It is essential that some protection from the elements be provided to pedestrians

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 17 October 2021 4:13 AM CST

Subject: A/CK/481 and 485 13-17 Wah Sing Street, Kwai Chung MR

A/KC/481

13-17 Wah Sing Street, Kwai Chung

Site area : About 1,778m²

Zoning : "Industrial"

Applied Development : Proposed **Minor Relaxation of Plot Ratio** for 20f Data Centre Development / 27 Vehicle Parking

A/KC/485

Applied Development : Proposed **Minor Relaxation of Plot Ratio** for 27f Industrial Development / 50 Vehicle Parking.

Dear TPB Members,

481 - Another data centre. Never let it be said that our local business folk would ever display an iota of originality. Follow the herd is the prevailing philosophy. The industrial zones are beginning to look like our residential estates, rows of identikit developments designed to exploit every last inch. The now ubiquitous green rug on the façade. BORING.

That every development applies for MINOR relaxations and that PD, responsible for drafting the OZP in the first place, supports the applications makes a mockery of the OZP process. How can a district wide increase in height and bulk of 20% be justified? Where is the data with regard to overall impact on the district?

I would refer to the minutes of 31 May 2019 re a similar application: strong justification and planning merits for the proposed minor relaxation of BH restriction. Approving such applications without strong justification and planning merits would set an undesirable precedent.

- (a) the planning and design merits of the proposed scheme, taking into account the site specific characteristics and local context;
- (b) design of street level on pedestrian accessibility, connectivity and comfort;
- (c) compliance with relevant provisions of Sustainable Building Design Guidelines; and
- (d) consideration of green building design

While the one set back is mandatory, the other is presented as altruistic but it is in fact necessary to address the impact of a data centre on the local environment and ventilation and the need for an onsite substation at grade. The location is very close to a number of residential estates.

"A data center is also an energy-guzzling facility: with nearly 40 percent of energy going to its cooling systems to maintain a temperature-controlled environment, round the clock. Estimates further suggest that data centers account for **up to 5 percent of global greenhouse gas emissions.**"

The green features are totally inadequate. Apart from the dodgy green wall –

unlikely any plant would survive the exhausts from the data centre – all that is provided are a few spindly ornamental trees and some bushes near the entrance.

Members should evaluate this proposal in tandem with Applications and 480 479 to assess the impact of having two data centres in close proximity to residential estates

Approval would set an undesirable precedent of encouraging other redevelopments nearby to follow suit.

485 – Back up plan, a regular industrial building, set back only as required by OZP.

No greenery or shade on the pavement. Just a few trailing plants from what is actually no more than a passageway around the void being passed off as a communal GARDEN. The site is almost 2,000sq.m so these 'green measure' are totally inadequate to compensate for the high wall that will block natural light and ventilation.

Again the applicant fails to deliver adequate benefits to the public in return for a 20% increase in PR.

Mary Mulvihill

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220607-174905-69511

提交限期**Deadline for submission:**

07/06/2022

提交日期及時間**Date and time of submission:**

07/06/2022 17:49:05

有關的規劃申請編號**The application no. to which the comment relates:**

A/KC/491

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss 吳翠覆

意見詳情**Details of the Comment :**

1. 華南冷房又重建為數據中心，金基側面及後面都是，又其華南冷房同我們共用停車場入口，數據中心需儲存後備發電物資，太貼近我們停車場內的汽車，如發生火警嚴重影響本大廈安全！因後備發電系統需儲存油缸。
2. 華南冷房的重建時車路將照嚴重影響本大廈出入及做成環境影響。

3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220607-174006-63243

提交限期

Deadline for submission:

07/06/2022

提交日期及時間

Date and time of submission:

07/06/2022 17:40:06

有關的規劃申請編號

The application no. to which the comment relates:

A/KC/491

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 金基工業大廈業主立案法團

意見詳情

Details of the Comment :

- 1.若當局批出重建，不能影響金基工業大廈的車輛出入，必須確保及維持所有車輛正常使用金基停車場。
- 2.將設於金基工業大廈的南華冷房的總電掣房搬回南華冷房範圍內。

4

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220607-175410-33027

提交限期

Deadline for submission:

07/06/2022

提交日期及時間

Date and time of submission:

07/06/2022 17:54:10

有關的規劃申請編號

The application no. to which the comment relates:

A/KC/491

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 何錦華

意見詳情

Details of the Comment :

- 1.因數據中心的設施有大量電網絡裝置！電流及電頻嗎嚴重影響我們，金基又咁近大廈，隔離金星又起數據中心，左面及後面包著我們！
- 2.數據中心地下有一个后备发电机需要在地下做一个油庫來做儲存柴油對我們金基好大影響萬一發生問題第一個影響是金基停車場請用这理由去反对。
- 3.數據中心的供電系統需求大

A/kc/491

RECEIVED

- 6 JUN 2022

Town Planning Board

敬啟者:

本人是反對 S/KC/491

東南沙冲敵序的申請。

理由如下: 一 (一)廢物

處理, 該大廈已停止任何

運作、生產及營業, 門口更帶着

地盤廢物, 歷久未清理, 在

高門口更有一塊 8呎x7呎的

凹方形生鏽鋼筋, 對行人可

能構成危險。大廈各層已樓層

5

去空, 大廈在空地內, 更修起

大量垃圾, 未能清理。大廈所

是掛上的空停用的鉄牌也未

能拆卸。

(二)大廈把大量卡板及垃圾

阻塞過旁之連廊, 消防

通道, 拒絕使用。

(三)大廈已無人管理, 外牆裂

疏, 未能維修, 等作拆卸。

(四)當局有已決定擬議做

10.1

电梯电梯，未能有本号出内，

因有行人路，构成危险。

(五) 算是街附近大厦，有危险之

因堵塞，或者本能力入管部堂

可能引起火灾。对人

构成危险。

其前以上各点，大厦象

就建筑，仍冒院申请，实层

再加一等，目的可能摆放

更多垃圾、无人管理。

草呈倒，大量车辆出入，更

层纪录，未能管车辆出出。

款情日益严重，垃圾堆积如山，及早清理为上。

此致

城规局

署人甲

士

6月-2022

Recommended Advisory Clauses

- (a) the approval of the application does not imply that any proposal on building design elements to fulfil the requirements under the Sustainable Building Design Guidelines and any gross floor area (GFA) concession of the proposed development will be granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) direct to obtain the necessary approval. If the proposed building design elements and GFA concession are not approved/granted by the BA and major changes to the current scheme are required, a fresh planning application to the Town Planning Board (TPB) may be required;
- (b) the planning permission is for minor relaxation of the plot ratio (PR) of the proposed development from 9.5 to 11.4. The claim for bonus PR should be dealt with under building plan submission stage and should not be taken as approved under the subject planning application;
- (c) to note the comments of the District Lands Officer/Tsuen Wan & Kwai Tsing (DLO/TW&KT), Lands Department (LandsD) that:
 - (i) the proposed development is a data centre which contravenes the user restriction under the Lease, if planning approval is given, the lot owner should apply for a lease modification from LandsD prior to its redevelopment. Upon receipt of a lease modification application, it will be considered by LandsD acting in the capacity as landlord at its sole discretion. There is no guarantee that any application will be approved. In the event that an application is approved, it will be subject to such terms and conditions as the Government shall see fit, including, among others, the payment of full premium and administrative fee, other conditions applicable to the 2018 Industrial Building (IB) Revitalisation Measures, etc. Under the 2018 IB Revitalisation Measures for redevelopment, the modification letter/conditions of exchange shall be executed within 3 years from the date of TPB's approval letter;
 - (ii) the applicant should note that the waiver application is only applicable to part of an existing IB which the building is specified building age according to LandsD Practice Note No. 3/2012, 3/2012A and 3/2012B;
 - (iii) to be qualified for the measure on relaxation of the maximum permissible non-domestic plot ratio (PR) by 20% for redevelopment project, the building has to be pre-1987 IBs located outside "Residential" zones in Main Urban Areas and New Towns and subject to the maximum non-domestic PR allowed under the Building (Planning) Regulations (B(P)R). Pre-1987 IB refers to those wholly or partly constructed on or before 1.3.1987 or those constructed with building plans first submitted to Building Authority for approval on or before 1.3.1987; and
 - (iv) LandsD reserves comment on the proposed schematic design including the site area which would only be examined in detail during the building plan submission stage upon completion of lease modification, if any. There is no guarantee that

the schematic design presented in the subject planning application will be acceptable under the lease if it is so reflected future building plan submission(s).

- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) maximum PR and site coverage for the proposed development shall comply with the 1st Schedule of B(P)R;
 - (ii) requirements for sustainable building design guidelines as stipulated in the PNAP APP-152 should be complied with in case the attribute of gross floor area (GFA) concessions under the PNAP APP-151 is applied;
 - (iii) justification for the storey higher than 5m is required for BD's consideration at building plan submission stage; and
 - (iv) detailed comments under the Buildings Ordinance will be given at building plan submission stage.
- (e) to note the comments of the Director of Electrical and Mechanical Services that:
 - (i) the applicant should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site; and
 - (ii) the applicant should be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.
- (f) to note the comments of the Director of Fire Services that:
 - (i) detailed Fire Services requirements shall be formulated upon receipt of formal submission of general building plans. The applicant is advised to include the relevant information, such as the design of fuel tank room(s)/dangerous good store(s), the type(s) and quantity of dangerous goods to be stored/manufactured at the subject site, etc. in the general building plans submission for the Fire Services Department's further consideration; and
 - (ii) the applicant is be reminded that pursuant to Section 6 of Dangerous Goods Ordinance, Cap. 295, Laws of Hong Kong, any person manufacture, store, convey or use any dangerous goods in excess of its statutory exempt quantity shall require a Dangerous Goods Licence.
- (g) to note the comment of Director of Environmental Protection that the applicant is advised to minimise the generation of Construction and Demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible; and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development;

- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) the applicant is reminded of the long-term commitment in providing proper maintenance to the vertical green wall for healthy and sustainable plant growth; and
 - (ii) the applicant is reminded that approval of section 16 application under the Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under PNAP APP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to BD for approval.
- (i) to note the comments of the Chief Highway Engineer/NT West, Highways Department that:
 - (i) the proposed junction improvement works along Tai Lin Pai Road and Kwai On Road as identified in the traffic impact assessment shall be designed and constructed as part of the project by the applicant;
 - (ii) the applicant should be responsible for management and maintenance of the concerned setback along Wah Sing Street before surrender according to the lease condition, and reinstatement of the surrender area to be free from any structures/objects to facilitate the subsequent road widening works upon request from the concerned government departments; and
 - (iii) the applicant should be responsible for management and maintenance of the proposed canopy and the potential extension at the eastern building edge.