

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/501
(for 1st Deferment)

- Applicant** : CLPe Infrastructure Limited represented by KTA Planning Limited
- Site** : 563 - 583 Castle Peak Road, Kwai Chung
- Site Area** : About 3,945m²
- Lease** : Remaining Portion of Kwai Chung Town Lot No. 31
(a) held under New Grant No. 4448 dated 10.6.1965 as varied and modified by a Modification Letter dated 31.8.1966
(b) to be expired on 30.6.2047
(c) for general industrial and/or godown purposes excluding offensive trades
- Plan** : Draft Kwai Chung Outline Zoning Plan No. S/KC/31
- Zoning** : “Other Specified Uses” annotated “Business”
(a) maximum plot ratio (PR) of 9.5
(b) maximum building height (BH) of 105 metres above Principal Datum (mPD)
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Permitted ‘Information Technology and Telecommunications Industries’ and ‘Public Utility Installation’ uses (Proposed Data Centre Development with Electricity Substation)

1. Background

On 8.12.2022, the applicant submitted the current application to seek planning permission for proposed minor relaxation of PR and BH restrictions for permitted ‘Information Technology and Telecommunications Industries’ and ‘Public Utility Installation’ uses (proposed data centre development with electricity substation) 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 18.1.2023, 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 as additional time is required for preparing responses and supplementary information to address departmental comments (**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 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 18.1.2023
Plan A-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2023**