

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/501
(for 2nd 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

- 1.1 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**).
- 1.2 On 3.2.2023, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, for the applicant to prepare further information (FI) to address departmental comments.

- 1.3 On 3.3.2023, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 4.4.2023, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months to allow additional time to prepare FI to address departmental comments (**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 prepare FI to address departmental comments.
- 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 4.4.2023
Plan A-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2023**