

**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/KC/16**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	: Omaha Investments Limited represented by KTA Planning Limited
<b><u>Site</u></b>	: Hutchison Logistics Centre, 18 Container Port Road South, Kwai Chung
<b><u>Site Area</u></b>	: About 69,421m <sup>2</sup>
<b><u>Lease</u></b>	: Kwai Chung Lot No. 4 and Extension thereto <ul style="list-style-type: none"><li>- held under New Grant No. 5381 by way of private treaty grant as varied by 5 modification letters (collectively “the Lease”) for the purpose of<ul style="list-style-type: none"><li>(i) a terminal for the loading, unloading and storage of containers and container cargoes carried or intended for carriage by sea</li><li>(ii) godown or godowns for the warehousing and handling of general goods whether containerised or not and whether intended for carriage by sea or otherwise only to such extent as not to interfere with or inhibit the use of (i) above</li></ul></li></ul>
<b><u>Plan</u></b>	: Draft Kwai Chung Outline Zoning Plan No. S/KC/31 (the OZP)
<b><u>Zoning</u></b>	: “Other Specified Uses” annotated “Container Terminal” (“OU(CT)”) <ul style="list-style-type: none"><li>- restricted to maximum building height (BH) of 110 metres above Principal Datum (mPD)</li></ul>
<b><u>Proposed Amendments</u></b>	: To rezone the Site from “OU(CT)” to “OU(CT)1” and to amend the Notes of the zone applicable to the Site

**1. Background**

On 5.1.2023, the applicant submitted the current application to rezone the Site (**Plan Z-1**) from “OU(CT)” to “OU(CT)1” and to amend the respective Notes of the OZP to facilitate the proposed conversion of the existing distribution centre at 6/F of the Hutchison Logistics Centre located in Terminal 4 of the Kwai Tsing Container Terminals into data centre and necessary supporting facilities. The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

## **2. Request for Deferment**

On 4.8.2023, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months to allow more time to prepare further information (FI) to address departmental comments (**Appendix I**).

## **3. Planning Department's Views**

3.1 The Planning Department has no objection to the request for first deferment as the justification for deferment meets 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 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 three months upon receipt of FI 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 two months for preparation of submission of FI, 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**  
**Plan Z-1**

Letter dated 4.8.2023 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**AUGUST 2023**