

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/466
(for 1st Deferment)

- Applicant** : EDP I (HK) Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : 2-16 Lam Tin Street, Kwai Chung, New Territories
- Site Area** : About 1,858m²
- Lease** : (a) Lot No. 302 in D.D. 444
(b) Held under New Grant No. 3948 dated 28.3.1963
(c) Restricted to industrial purposes excluding any offensive trades
(d) Spaces shall be provided for the parking and loading/unloading of motor vehicles in accordance with the requirements specified under the lease conditions
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
(a) Maximum plot ratio (PR) of 9.5 and maximum building height (BH) of 130 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater
(b) A minimum 4m wide non-building area (NBA) from the boundary abutting Lam Tin Street and a minimum 3.5m wide NBA abutting Chun Pin Street shall be provided as stipulated on the OZP
(c) Minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of development proposal
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Permitted Information Technology And Telecommunications Industries (Proposed Data Centre Development)

1. Background

On 17.9.2019, the application for minor relaxation of PR and BH restrictions for permitted information technology and telecommunication industries (proposed data centre development) at 2-16 Lam Tin Street (the Site) was received by the Board (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 25.11.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month so as to allow more time for preparation of further information to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for deferment as the justifications provided 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. 33) in that the applicant needs more time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 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 information from the applicant. If the further information submitted by the applicant is not substantial and can be processed within a shorter time, the application can be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed one month for preparation of 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 25.11.2019 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2019**