

File Ref.: TPB/A/KC/510

BY EMAIL & BY POST (tpbpd@pland.gov.hk)

21st March 2025

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

Attn: The Secretary of the Town Planning Board

Dear Sir/Madam,

**Kwai Chung Town Lot 145 and Adjoining Government Land
7-11 Wing Kin Road, Kwai Chung
(New Grant Lot known as Kwai Chung Town Lot 534)
Section 16 Planning Application No. A/KC/510**

We refer to the captioned Section 16 application submitted on 14 March 2022.

On behalf of the Applicant, we wish to clarify that the proposed number of storeys for the new industrial building (data centre) will be 19 storeys, including 2 storeys of basements.

We have enclosed the amended Executive Summary (in both Chinese and English) for the Board members' information.

Should you have any queries regarding the above, please contact Ms. Mina Leung or the undersigned at 3621 0362. Thank you.

Yours sincerely,



Kenneth J. Li
Director

Encl.

c.c. Tsuen Wan and West Kowloon District Planning Office, Planning Department – Attn: Mr. Cecil Chow [By Email at cccchow@pland.gov.hk]

EXECUTIVE SUMMARY

BACKGROUND

This application is submitted on behalf of OXO YW Limited, the registered owner of 7-11 Wing Kin Road, Kwai Chung, to seek the Town Planning Board's permission for the proposed minor relaxation of plot ratio restriction from 9.5 to 11.4 and building height restriction from 105mPD to 109.55mPD for permitted information technology and telecommunications industries (data centre) use at 7-11 Wing Kin Road and adjoining government land at Wing Chong Street, Kwai Chung, New Territories (i.e. the application site).

The application site falls within an area zoned "Industrial" ("I") on the Kwai Chung Outline Zoning Plan ("OZP") no. S/KC/32. According to the Notes for the "I" zone, the proposed information technology and telecommunication industries (data centre) at the application site is under Column 1 use in this "I" zone, which is always permitted. However, the proposed new data centre's proposed plot ratio of 11.4 exceeds the plot ratio restriction under the OZP of 9.5. In addition, the proposed building height of the proposed scheme at 109.55mPD exceeds the height restriction under the OZP of 105mPD. Therefore, planning permission from the Town Planning Board ("the Board") is required.

The application aligns with the SAR Government's intention under the IB Revitalisation Scheme that "IBs located in 'I' zone could be redeveloped into new premises for conventional 'industrial/godown uses' and/or 'modern industrial uses'". Further, the proposed relaxation of the maximum non-domestic permissible PR by up to 20% could, in effect, allow owners to recover any GFA loss in meeting present-day building standards, thereby incentivising industrial building redevelopment.

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development involves redeveloping an existing industrial building into a new 18-storey building for a permitted data centre. The major development parameters for the proposed development are shown in the table as follows:

Site Area	About 964.2m ² (including additional land of 35.169m ² granted by the District Land Conference on 6.10.2021)
Plot Ratio	No more than 11.4
Total Gross Floor Area	About 10,991.88m ² (non-domestic)
Site Coverage	Not more than 82% (Site coverage permitted under PNAP-132)
No. of Storeys	19 storeys (including 2 levels of basement)
Building Height	109.55mPD (at main roof level)
Proposed Use	Information Technology and Telecommunication Industries (Data Centre)

Parking Spaces	<ul style="list-style-type: none"> • Private cars: 11 nos. (including one no. accessible) • Motorcycle: 2 nos.
Goods Vehicle Loading / Unloading Bays	<ul style="list-style-type: none"> • Light Goods Vehicle: 3 nos. • Heavy Goods Vehicle: 1 nos.
Greenery	<p>About 195m²</p> <ul style="list-style-type: none"> • G/F: 2m² • 1/F: 11m² • 2/F: 4m² • 3/F: 9m² • Vertical: 169m²

PLANNING JUSTIFICATIONS

The proposed development at the application site is appropriate in planning terms because of the following planning justifications:

- The proposed minor relaxation of plot ratio restriction by 20% aligns with the 2018 Policy Address to incentivise the redevelopment of industrial buildings constructed before 1987.
- The proposed data centre aligns with the planning intention of the "I" zone.
- The proposed development is compatible with the surrounding land use.
- The proposed scheme fully utilises the development potential of the application site with modern-day building standards.
- The proposed minor relaxation of plot ratio and building height will not adversely affect the surrounding areas visually.
- The proposed building setbacks at Wing Chong Street and Wing Kin Road will provide a better streetscape, walking environment and visual permeability.
- The proposed greening, including vertical greening, will enhance the streetscape and improve visual amenity.
- The proposed scheme will be seen as a catalyst and precedent in the gradual transformation of this industrial area.
- The proposed development is considered feasible from a traffic point of view.
- The proposed development would have no adverse environmental impact on air, noise, or the sewerage system.

CONCLUSION

Given the abovementioned justifications, the Applicant respectfully requests that the Town Planning Board approve the application.

行政摘要

引言

是次第 16 條規劃許可申請人安秀耀榮有限公司，為葵涌永建路 7-11 號的註冊擁有人。此規劃報告旨在支持是次根據《城市規劃條例》第 16 條提出的規劃許可申請，擬議申請在葵涌永建路 7-11 號以及位於永創街的毗鄰政府土地（即申請地點）略為放寬地積比率和建築高度限制，以作准許的資訊科技及電訊業用途。

根據葵涌分區計劃大綱圖（圖則編號為 S/KC/32），該申請地點屬於「工業」地帶。根據「工業」地帶的註釋，擬議發展的「資訊科技及電訊業（數據中心）」用途為經常允許的第 1 欄用途。申請人擬議將地積比率限制略為放寬至 11.4 以及建築高度略為放寬至 109.55mPD 超過了葵涌分區計劃大綱草圖中的地積比率和建築高度限制，因此，現按《城市規劃條例》第 16 條向城市規劃委員會提出申請。

是次申請符合特區政府在活化工廈計劃下的意向，即位於「工業」地帶的工廈可重新發展為新處所，作傳統的「工業/倉庫用途」及/或「現代工業用途」。此外，放寬最高核准非住用地積比率，上限為 20%，實際上可以讓業主重獲符合當今建築標準的建築面積損失，從而激勵工廈的重建。

擬議項目發展重點

擬議發展計劃涉及將現有工業樓宇重建為 18 層工業樓宇，以用於「貨倉(危險品倉庫除外)」用途。擬議發展方案的主要發展參數如下表所示：

地盤面積	約 964.2 平方米 (包括附加土地約 35.169 平方米)
地積比率	不多於 11.4
總樓面面積	約 10,991.88 平方米 (非住用)
上蓋面積	不多於 82% (PNAP-132 允許的覆蓋率)
層數	19 層 (包括兩層地庫)
建築物高度	109.55mPD
擬議用途	資訊科技及電訊業 (數據中心)
停車位數目	<ul style="list-style-type: none">私家車車位: 11 (包括 1 個殘疾人士泊車位)電單車車位: 2

上落客貨車位數目	<ul style="list-style-type: none"> • 輕型貨車上落客貨車位: 3 • 重型貨車上落客貨車位: 1
綠化	<p>約 195平方米</p> <ul style="list-style-type: none"> • G/F: 2 平方米 • 1/F: 11 平方米 • 2/F: 4 平方米 • 3/F: 9 平方米 • 垂直綠化: 169 平方米

發展理據

擬議發展計劃在規劃層面上理應視為恰當，以下是是項申請的規劃理據：

- 擬議略為放寬 20%地積比率限制符合政府《2018 年施政報告》的意向，以鼓勵重建1987年以前建造的工業樓宇。
- 擬議發展的「數據中心」用途完全符合「工業」地帶的規劃意向。
- 擬議發展與周圍的土地使用是兼容的。
- 更好地利用申請地點土地的開發潛力並符合最新的建築條例的建築設計。
- 擬議略為放寬地積比率和建築物高度並不會在視覺上影響周邊地區。
- 擬議將永創街和永建路的樓宇後移，提供更好的街景和步行環境。
- 擬議的綠化包括垂直綠化在內將增強街景和改善視覺舒適度。
- 擬議計劃將被視為該工業區逐步轉型的催化劑和先例。
- 擬議發展從交通角度考慮是可行的。
- 擬議發展不會對空氣,噪音和污水收集系統產生負面影響。

總結

綜觀上述理由，申請人謹請城規會批准是次申請。