

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/KC/502**

**關乎申請編號 A/KC/502 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/KC/502		
Location/address 位置/地址	Cargo Consolidation Complex, 43 Container Port Road, Kwai Chung 葵涌貨櫃碼頭路 43 號集運中心		
Site area 地盤面積	About 約 2,655.6 sq. m 平方米		
Plan 圖則	Draft Kwai Chung Outline Zoning Plan No. S/KC/31 葵涌分區計劃大綱草圖編號 S/KC/31		
Zoning 地帶	"Industrial" 「工業」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio for Permitted 'Information Technology and Telecommunications Industries (Data Centre)' Use 擬議略為放寬地積比率以作准許的「資訊科技及電訊業（數據中心）」用途		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 約 27,255.739	10.263
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	84.02	m 米
		-	mPD 米(主水平基準上)
		16	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	100 %		

No. of units 單位數目	-	
Open space 休憩用地	Private 私人	- sq. m 平方米
	Public 公眾	- sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數	28
	Private Car Parking Spaces 私家車車位	23
	Motorcycle Parking Spaces 電單車車位	2
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	4
	Light Goods Vehicle Spaces 輕型貨車車位	2
Heavy Goods Vehicle Spaces 重型貨車車位	2	

\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

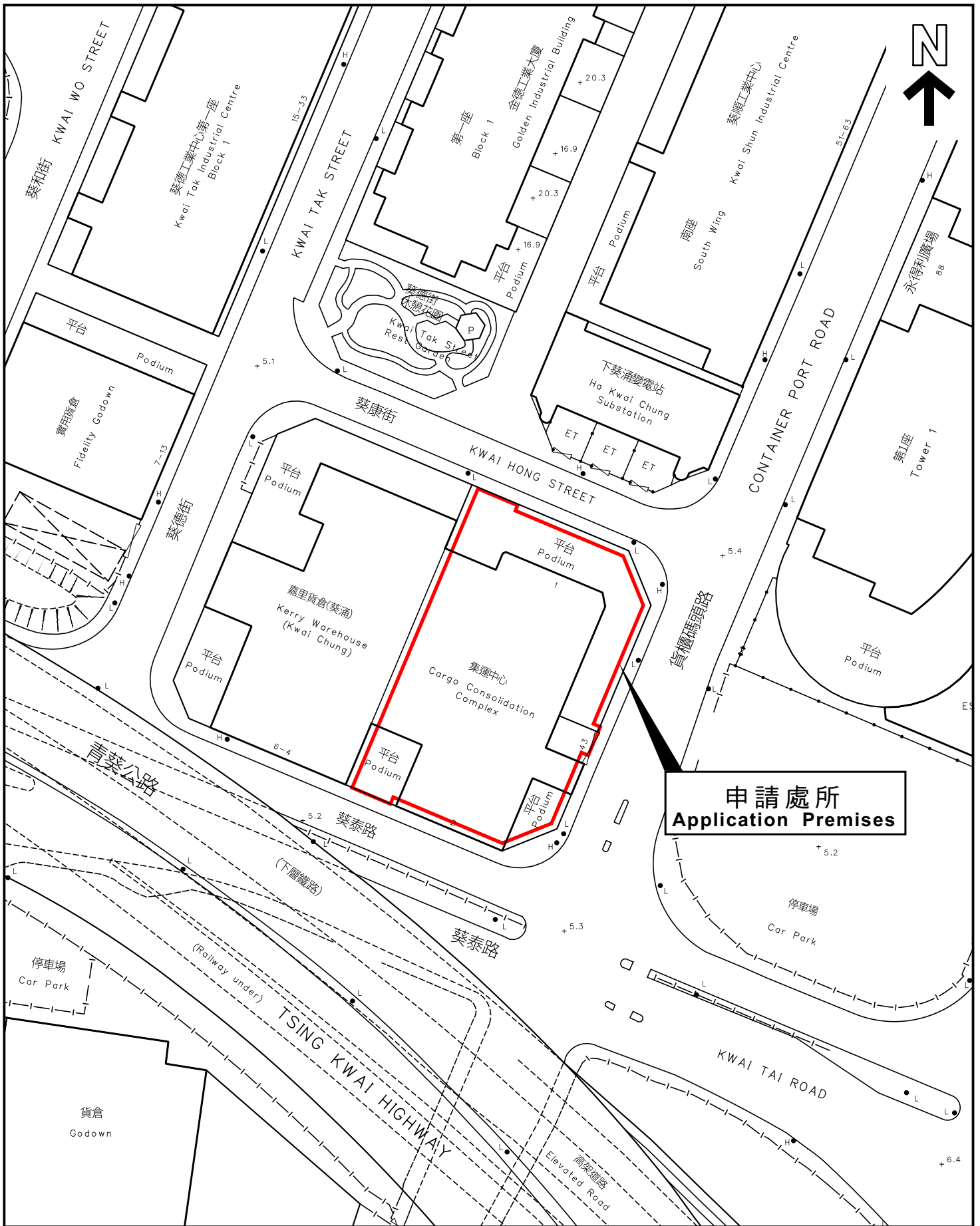
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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**申請處所**  
**Application Premises**

**平面圖 SITE PLAN**

本摘要圖於2023年5月4日擬備，  
 所根據的資料為測量圖編號11-NW-1A,  
 11-NW-1B

EXTRACT PLAN PREPARED ON  
 4.5.2023 BASED ON SURVEY SHEET  
 No. 11-NW-1A, 11-NW-1B

申請處所界線只作識別用  
 APPLICATION PREMISES BOUNDARY  
 FOR IDENTIFICATION PURPOSE ONLY

參考編號  
 REFERENCE No.

**A/KC/502**

申請編號 Application No. :           A / KC / 502          

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

## 內容摘要

申請人按《城市規劃條例》第 16 條向城市規劃委員會（『城規會』）申請略為放寬葵涌貨櫃碼頭路 43 號集運中心的地積比率，以在地下及 1 樓用作准許的資訊科技及電訊業用途（『申請處所』）。申請處所位於《葵涌分區計劃大綱草圖編號 S/KC/31》上的「工業」地帶內，所處建築物的地積比率限制為 9.5。

所處建築物現時大部分樓層都用作只需要少量員工及物流服務的數據中心，因此用作停放車輛及上落客貨處的空間未被善用。按照此申請建議新增用作資訊科技及電訊業（數據中心）的樓面面積，此申請建議於所處建築物地下及一樓提供的車位及上落客貨處將符合《香港規劃標準與準則》的要求。此申請建議增加約 2,033.022 平方米的樓面面積以用作資訊科技及電訊業（數據中心）用途，完成改建後所處建築物的地積比率將上升至約 10.263，比分區計劃大綱草圖的地積比率限制 9.5 高約 0.763（即增加 8.037%）。城規會於 2019 年 2 月 1 日批准將地下及一樓改建為數據中心的規劃申請（編號 A/KC/454），擬議發展獲准放寬的地積比率增加約 0.769。與獲批的規劃申請（編號 A/KC/454）相比之下，此規劃申請擬議放寬的地積比率較為少。

此申請並沒有大幅增加地積比率，亦不會增加所處建築物的發展密度及高度。增加資訊科技及電訊業（數據中心）的樓面面積符合分區計劃大綱草圖內「工業」地帶的規劃意向，同時和所處建築物以及周邊地帶並非不協調。此申請更可以善用土地資源以提供更多可靠、安全、高效率及高質素的數據中心設施。對此申請批給許可將能夠配合政府政策，透過強化香港在亞太區數據中心的地位，將香港發展成為科技合作及貿易樞紐。

註：內容如有差異，應以英文版本為準

申請編號 Application No. :                     A / KC / 502                    

此頁摘自申請人提交的文件。

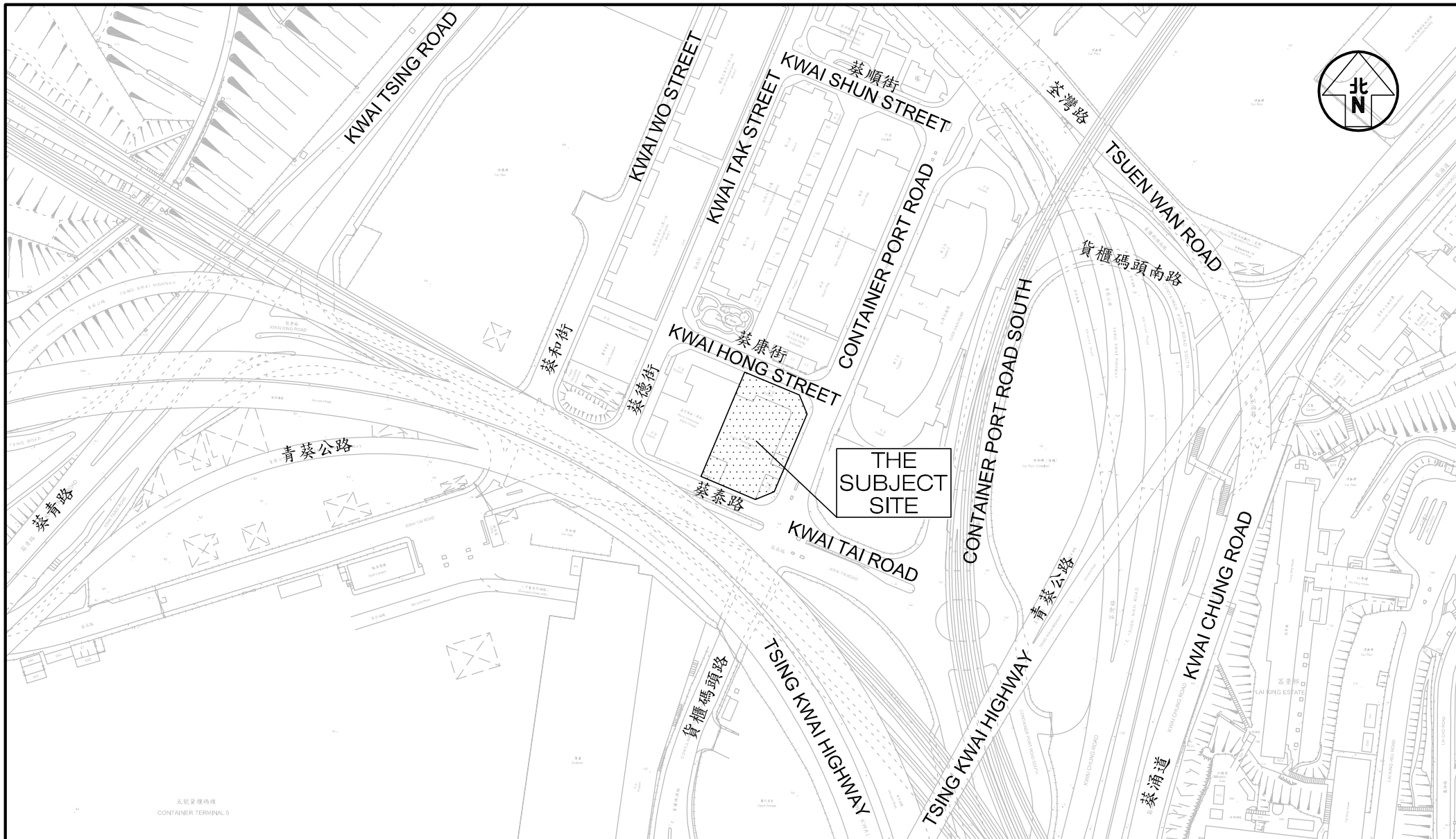
This page is extracted from applicant's submitted documents.

## **Executive Summary**

This application is submitted to the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance (Cap.131) by the Applicant to seek planning permission for minor relaxation of plot ratio (“PR”) for the conversion of G/F and 1/F of the Cargo Consolidation Complex, No. 43 Container Port Road, Kwai Chung (“the Application Site”) for permitted ‘Information Technology and Telecommunications Industries (Data Centre)’ use on. The Application Site falls within an area currently zoned “Industrial” (“I”) on the Draft Kwai Chung Outline Zoning Plan No. S/KC/31 (“the OZP”). According to the Notes of the OZP, the maximum total PR of the existing building is 9.5.

The parking and loading / unloading (“L/UL”) spaces have been under-utilized since majority of the floors of the subject building currently being used as data centre requires few staff and logistics operations. The proposed provision of parking and L/UL spaces at G/F and 1/F of the subject building for the current data centre together with the addition of permitted ‘Information Technology and Telecommunications Industries (Data Centre)’ use would comply with the Hong Kong Planning Standards and Guidelines. The additional gross floor area (GFA) required for the proposed permitted ‘Information Technology and Telecommunications Industries (Data Centre)’ use at G/F and 1/F of the subject building is about 2,033.022 m<sup>2</sup>. Upon completion of the conversion works, the proposed total GFA would result in a PR of about 10.263, exceeding the maximum PR of 9.5 under the OZP by about 0.763 (+8.037%). On 1 February 2019, the TPB approved the previous planning application (No. A/KC/454) for the conversion of G/F and 1/F to data centre with additional PR of 0.769. Compared to the approved planning application (No. A/KC/454), the proposed minor relaxation of PR sought for in this planning application is less.

The relaxation of PR should be considered minor in nature and would not result in an increase of the overall development bulk and building height of the existing building. The proposed addition of permitted ‘Information Technology and Telecommunications Industries (Data Centre)’ is in line with the planning intention of the “I” zone according to the OZP and is considered fully compatible with the subject building and the surrounding area. The proposed conversion would utilize the land resources to provide additional data centre facilities with high standards of reliability, security, efficiency and quality. Approval of this application would facilitate the Government’s policy to foster Hong Kong as the prime location for data centres in Asia Pacific in developing Hong Kong into a hub for technological cooperation and trade.



Project Title SECTION 16 APPLICATION FOR G/F & 1/F CARGO CONSOLIDATION COMPLEX,  
43 CONTAINER PORT ROAD, KWAI CHUNG (KCTL 340) J7056

Figure No. 1.1  
Revision A

**CKM Asia Limited**  
Traffic and Transportation Planning Consultants

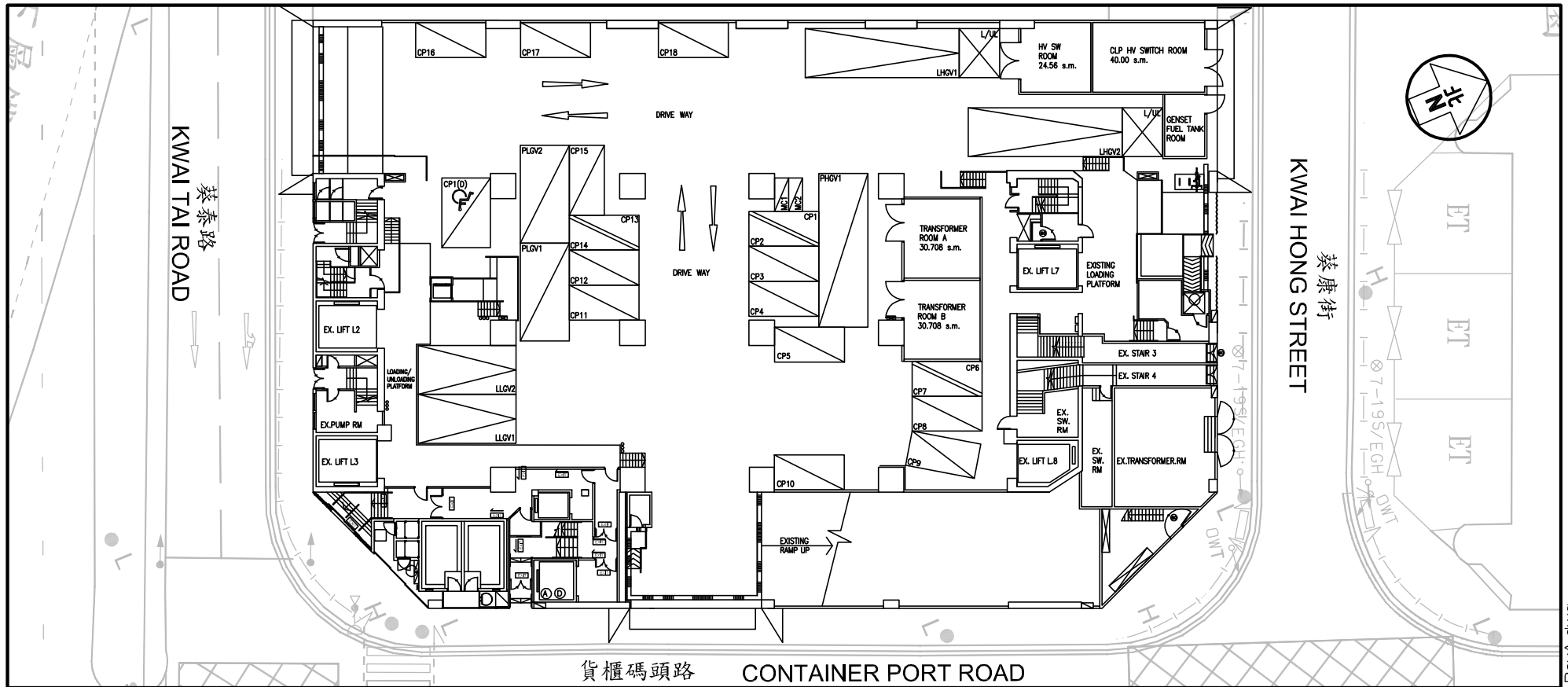
Figure Title  
**LOCATION OF THE SUBJECT SITE**

Designed by L C H  
Drawn by N C M  
Checked by K C  
Scale in A4 1 : 3,000  
Date 23 MAR 2023

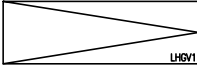
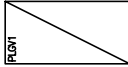

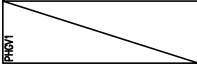


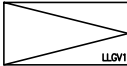

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**LEGEND :**

- |   |  |  |  |   |   |
|---|--|--|--|---|---|
|  | HGV loading / unloading bay<br>@11m(L) X 3.5m(W) X 4.7m(H) |  | LGV parking space<br>@7m(L) X 3.5m(W) X 3.6m(H)            |  | Private car parking space<br>@5m(L) X 2.5m(W) X 2.4m(H) |
|  | HGV parking space<br>@11m(L) X 3.5m(W) X 4.7m(H)           |  | Double-deck car parking space<br>@5m(L) X 2.5m(W)          |  | Motorcycle parking space<br>@2.4m(L) X 1m(W) X 2.4m(H)  |
|  | LGV loading / unloading bay<br>@7m(L) X 3.5m(W) X 3.6m(H)  |  | Accessible car parking space<br>@5m(L) X 3.5m(W) X 2.4m(H) |   |   |

Project Title SECTION 16 APPLICATION FOR G/F & 1/F CARGO CONSOLIDATION COMPLEX,  
43 CONTAINER PORT ROAD, KWAI CHUNG (KCTL 340)

J7056

Figure No. **3.1**  
Revision **A**

**CKM Asia Limited**  
Traffic and Transportation Planning Consultants

Figure Title  
**PROPOSED GROUND FLOOR LAYOUT PLAN**

Designed by <b>L C H</b>	Drawn by <b>N C M</b>	Checked by <b>K C</b>
Scale in A4 <b>1 : 400</b>	Date <b>23 MAR 2023</b>	

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