

**Application under Section 16 of the Town Planning Ordinance
Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions
for Permitted Information Technology and Telecommunications Industries (Data Processing Centre)
at 7-11 Wing Kin Road, Kwai Chung, New Territories
in DD 446, Kwai Chung Town Lot 145 and adjoining Government Land
at Wing Chong Street (Application No. A/KC/510)**

Departmental Comments (Further Information (F.1.)(1))	Response to Comments
<p><u>Comments from Highways Department (22.7.2025)</u></p> <p>1. Figure 3.1D and 3.1Q – please specify the dimension of canopy at Wing Kin Road indicated as hatched area in Figure 3.1D. The Applicant should confirm whether the proposed canopy encroached upon the hatched area in Figure 3.1D and area indicated in Figure 3.1Q. The Applicant should observe the requirements of the canopy under CAP 123F Building (Planning) Regulations and submit details of the canopy to Buildings for vetting.</p>	<p>The dimensions of the canopy facing Wing Kin Road have been added to the Ground Floor Plan, 1st Floor Plan, and the Isometric Drawings. Please also note that the canopy does not encroach into the hatched area shown in Figure 3.1D and the area indicated in Figure 3.1Q (Attachment 1). Furthermore, the requirements of the canopy under CAP 123F are duly noted and will be submitted at the GBP stage to BD.</p>
<p>2. Should there be any HyD's inventory such as existing pavement, exclusive road drain etc. affected due to the proposed development, the relevant details shall be submitted for HyD's comment and the roadworks carried out by the Applicant shall be in accordance with HyD's standards during the detailed design stage.</p>	<p>Noted.</p>
<p><u>Comments by Drainage Services Department (22.7.2025)</u></p> <p>3. It is noted that no Drainage Impact Assessment has been submitted in this application. The Applicant should clarify whether there is any drainage impact resulting from the captioned development.</p>	<p>The proposed development is not expected to increase the peak stormwater flow or alter the existing public stormwater system's discharge routes. Additionally, the application site is situated near the 2740 mm x 2740 mm stormwater box culvert along Kwai Hei Street and is not located in any known flooding blackspots. Therefore, no</p>

	drainage impact is anticipated to arise from the proposed development. If necessary, a drainage impact assessment could be conducted during the detailed design stage.
<p><u>Comments by Landscape Unit, Urban Design & Landscape Section, Planning Department (22.7.2025)</u></p> <p>4. The proposed extent vertical greening cannot be demonstrated clearly in Figures 3.1Q and 3.1R. The applicant should clearly show the extent in these Figures (e.g. to provide a legend table to differentiate various features (i.e vertical greenery (VG), creeping planters, louvers, planters etc. and specify the width and height of the proposed vertical greenery) or in other relevant figures, such as elevation, as appropriate.</p>	<p>The proposed extent of the vertical greening is provided in the figures accordingly. Please refer to the enclosed Figure 3.1.Q and Figure 3.1R (Attachment 1: Planning Statement with figures).</p>
<p>5. The applicant should confirm whether irrigation and maintenance will be provided by VG. With reference to Figure 3.1N and Figure 3.1R, part of the proposed vertical greening facing Wing Chong Street is shaded by the building of its projecting features. The applicant is advised to review the extension of the proposed vertical greening and the selection of plant species to ensure an effective vertical greening effect in the long term.</p>	<p>We will provide irrigation and maintenance to the VG. We also propose planting species that are suitable for shaded areas, including: (a) Philodendron hederaceum, which is suitable for vertical spaces and adaptable to low-light conditions, and (b) Snake Plant (Sansevieria) as it is tolerant of low light and requires minimal care.</p>
<p><u>Comments from Transport Department (25.7.2025)</u></p> <p>6. Responses to comments (R-t-C) Item No. 7 – Please indicate the units for the traffic flow data on the figures.</p>	<p>Please refer to the updated Figures R2-1 to R2-4 (Attachment 2).</p>

<p><u>Comments from Water Supplies Department (25.7.2025)</u> <i>Water Supply Impact Assessment</i></p> <p>7. Paragraph 3.2.1 and Table 3-1: For industrial use, <u>Site Area</u> instead of GFA should be used in the water demand estimation;</p>	<p>Sections 3.2.1, 4.2.1, Table 3-1, and Table 4-1, as well as Appendix IV, have been revised.</p>
<p>8. Paragraph 3.2.2 and Table 3-2: Please provide references and more information on the "Peak and Design Factor" of 1.45 applied in the fresh water demand estimation;</p>	<p>The previous calculation was simplified from the detailed calculations for the upcoming EMSD Fresh Water-Cooling Towers Scheme (Form EMSD EE CT1A) submission. The factor of 1.45 includes several parameters and cannot be described by a single reference. To avoid confusion and misunderstanding, the presentation in the main text (Section 3.2.3 and Table 3-2) and Appendix IV have been revised. The calculations from the Project's building services consultant have been attached in Appendix V.</p>
<p>9. Table 3-3: For irrigation, the unit demand should be <u>7 L/m2/day</u> i.e. 70 m3/ha/day instead of <u>700 m3/ha/day</u>, please update your demand assessment; and</p>	<p>Table 3.3 has been revised.</p>
<p>10. Paragraph 3.4.4: The proposed DN200 FWM is considered unnecessary. Please source FW supply to the captioned development from the existing DN300 FWM along Wing Kin Road via a DN150 connection main.</p>	<p>Paragraph 3.4.4 to Paragraph 3.4.5 and Figure 3.2 have been revised accordingly. Please refer to Attachment 3 for the revised WSIA report.</p>
<p><u>Comments by Tsuen Wan & West Kowloon District Planning Office, Planning Department (25.7.2025)</u></p> <p>11. Noted that a canopy is proposed up to 4.3m setback area. Please replace 4.3m wide 'non-building area' to 'voluntary setback' in paragraph 3.1.2 in Planning Statement.</p>	<p>Paragraph 3.1.2 has been revised.</p>

12. Please find comments marked in attached Figure No. 3.1Q and 3.1R and revised relevant figures e.g. Figure No. 3.1I.	We have updated Figures 3.1Q, 3.1R, and 3.1I accordingly.
<u>Comments by Urban Design Unit, Urban Design & Landscape Unit, Planning Department (25.7.2025)</u> <i>Revised Planning Statement (PS)</i>	
13. Paragraph 3.1.8 - According to Drawing No. A-05, planters are also proposed facing Wing Chong Street.	Paragraph 3.1.18 has been amended.
14. Paragraph 3.1.10 - With reference to Drawing No. A-05, a full-length canopy of at least 1.5m wide is proposed along the building frontage facing Wing Kin Road. However, as commented previously, the width of the said canopy is still not mentioned in para. 3.1.10 nor annotated on Drawing Nos. A-14 and AR-10.	Paragraph 3.1.10 and drawings Nos. A-14 and AR-10 have been updated.
15. Paragraphs 1.2.1, 3.1.1, 4.3.2 and Application Form - As commented previously, with reference to Executive Summary, Tables 3.1 and 3.3 and Drawing No. A-14, it appears that the no. of storey should be 19 instead of 18.	The figures in these paragraphs have been revised.
16. Table 3.3 – Noting that an about 7.5m setback from the centreline of Wing Chong Street will be provided, please also supplement the width of building setback from G/F to 1/F fronting Wing Chong Street measured from the site boundary , and annotate the said building setback on relevant plans/drawings (e.g. Drawing Nos. A-04, A-05, A-14 and AR-11, etc.) for ease of reference.	Table 3.3 , as well as drawing Nos. A-04, A-05, A-14 and AR-11 have been revised.
17. Paragraph 3.7.1 - Please update the conclusion of Visual Impact Assessment (VIA) taking into account our comments on VIA below.	Paragraph 3.7.1 has been amended.
18. Paragraph 3.7.2 - Please consider revising the 1st line to read as " <u>As compared with the existing condition</u> , the massing and disposition...".	Paragraph 3.7.2 has been amended.

19. Paragraph 4.7.1 - With reference to Drawing Nos. A-04, AR-10 and AR-11 and paragraphs 3.1.8 and 3.1.9, vertical greening is also proposed at the building façades facing Wing Kin Road and planters will also be provided at G/F to 3/F fronting Wing Chong Street.	Paragraph 4.7.1 has been revised.
20. Drawing No. A-04 – With reference to Figure 3 of the VIA, annotation of the proposed vertical greening at the building façade of G/F fronting Wing Chong Street is missing.	Noted and Drawing No. A-04 has been revised.
21. Drawing No. A-07 – Annotation of the proposed vertical greening at the building façade of 3/F fronting Wing Chong Street is missing.	Please note that there is no VG proposed above the 1/F level of the building façade facing Wing Chong Street. Please also refer to Drawing No. AR11 (Isometric Drawing B) .
22. Drawing No. AR-10 and AR-11 - Please annotate the proposed vertical greening fronting Wing Kin Road and Wing Chong Street.	Noted. The drawings have been revised.
<i>Revised VIA</i>	
23. Paragraph 2(e) - Please supplement the Baseline Scheme (i.e. the existing condition (with planned/committed development)).	Text in the paragraph amended. Please refer Attachment 4 for the revised VIA.
24. Paragraph 3.3 - Please supplement the building heights (ranging from 22mPD to 132.365mPD) of the cluster of industrial buildings to the east of the Site	Paragraph 3.3 has been amended.
25. Paragraph 4.1 - The widths of the setbacks <u>from the site boundary</u> abutting Wing Chong Street (i) from G/F to 1/F and (ii) from 6/F and above are not mentioned.	The proposed setbacks are added to Paragraph 4.1 .

<p><u>VP1</u></p> <p>26. Paragraph 6.1.2 - Please consider revising the last sentence to read as "The planters and vertical greening as visual amenity would soften the building edge."</p>	<p>Paragraph 6.1.2 has been revised.</p>
<p><u>VP4</u></p> <p>27. Paragraph 6.4.1 – Please consider to delete "the deceased and" in the 5th line.</p>	<p>Text has been deleted from the paragraph.</p>
<p>28. Paragraph 6.4.2 –</p> <p>(a) As commented previously, please supplement the proposed development would reduce visual permeability and depth of view.</p> <p>(b) Please consider revising the 5th line to read as "...with the surrounding development with <u>moderate</u> visual changes on public viewers".</p>	<p>Paragraph 6.4.2 has been amended.</p>
<p><u>VP5</u></p> <p>29. Paragraph 6.5.1 – Please supplement a portion of open sky view is visible from this VP.</p>	<p>Paragraph 6.5.1 has been revised.</p>
<p>30. Figure 6 – Please remove "and Kwai Hei Street" from the drawing title.</p>	<p>Figure 6 has been revised with "and Kwai Hei Street" removed from the title.</p>
<p><u>VP6</u></p> <p>31. Paragraph 6.6.2 and Figure 7, there are discrepancies in BH of Kingsford Industrial Building between paragraph 6.6.2 (99.8mPD) and Figure 7 (99.5mPD), please amend to tally the text and figure.</p>	<p>The BH of Kingsford Industrial Building has been revised to 99.5mPD in the text.</p>

<p><u>VP8</u></p> <p>32. Paragraph 6.8.1 – Please replace "The cricket ground is only opened for cricket players hence" by "This VP represents recreational users including cricket players and" and delete the third sentence to avoid duplication. Please also review whether the rating of visual sensitivity should be "medium" rather than "low".</p>	<p>Paragraph 6.8.1 has been revised.</p>
<p>33. Paragraph 7.1 –</p> <p>a. According to the visual assessment in Section 6, no VP has been rated as having a "Negligible to Slightly Adverse" visual impact; and three VPs, rather than two VPs, are anticipated to have a "Slight Adverse" visual impact arising from the proposed development.</p> <p>b. The overall visual impact should be ranging from "Partly Enhanced/Partly Adverse" to "Moderately Adverse".</p>	<p>We wish to clarify that VP3 has been rated as causing negligible to slightly adverse visual impact by the proposed development, and VP7 and VP8 have been rated as "slightly adverse".</p> <p>The text has been amended.</p>
<p>34. Figures 1 to 10 – Please update the title of the figures to tally with the proposed use of the subject application.</p>	<p>The title of the figures has been updated.</p>
<p>35. The Consultant is reminded to fully address our comments in the next submission and highlight changes as compared with the current submission for our vetting.</p>	<p>Noted.</p>
<p><u>Comments from Environmental Protection Department (25.7.2025)</u></p> <p><i>General</i></p> <p>36. R-t-C Item Nos. 39 and 40 - It is noted that the Applicant has committed to conduct the Landfill Gas Hazard Assessment (LGHA) and Land Contamination Assessment (LCA) during the detailed design stage.</p>	<p>Noted.</p>

37. The Applicant is reminded to make reference to the relevant regulations, circulars and guidelines on waste management and contaminated land management, and the Landfill Gas Hazard Assessment Guidance Note (EPD/TR8/97).	Noted.
<i>Air Quality</i>	
38. R-t-C Item 42B - It is noted that power generator(s) will be equipped for emergency uses only. Please clarify in section 6.4 whether chimney(s) will be installed for such power generator(s).	Industrial chimneys will be installed for the backup generators, and subject to detailed design. Section 6.4.2 has been updated accordingly.
39. Tables 6-1 and 6-2 – Please update tables 6-1 and 6-2 for different elevations assessed, providing with columns (i) "Difference in Height between Industrial Chimney Exit and the Site (i.e. the nearest ASR)", (ii) "Buffer Distance Required in HKPSG", (iii) "Actual Horizontal Distance between Industrial Chimney Exit and the Site", (iv) "Complied with HKPSG Requirement" (express in yes/no) and (v) "Reference of Corresponding Drawing".	The revised Table 6-1 and a new Table-6-2 have been added to the report.
40. Section 6.2.4 – Please ensure the naming of different elevations assessed is consistent to all drawings, tables and section 6.3.2.	The revised Section 6.4.2 and a new Figure 6-2f have been added to the report.
41. Section 6.3.3 – section 6.3.2 has identified the area suitable for fresh air intake, please illustrate and describe in section 6.3.3 about the proposed design of fresh air intakes at different floors and confirm whether there will be no fresh air intake at 8/F or above.	Section 6.3.3 has been revised. Please refer to Attachment 5 for the revised AQIA.