

**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)**

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Departmental Comments (Further Information (F.1.)(3))	Response to Comments
<p><b><u>Comments by Environmental Protection Department (10.9.2025)</u></b></p> <p><i>Revised Air Quality Impact Assessment (AQIA)</i></p> <p>1. Section 2.1.2: Please add “<i>The existing building has been left mainly vacant since its previous industrial use suspended in 2018</i>” to the end of this section.</p>	<p>Section 2.1.2 has been revised accordingly.</p>
<p>2. Section 2.2.3: Please revise the last Line to “<i>The backup generators will operate solely during electricity outages or emergencies</i>”.</p>	<p>Section 2.2.3 has been revised accordingly.</p>
<p>3. Sections 2.3.1 – 2.3.3, 6.2.3, Appendix 2.2: Please be reminded that the applicant and their consultants are responsible for verifying the accuracy of the chimney data by their own site surveys. If the information regarding the industrial chimneys is later discovered to be incorrect, the assessment results presented in the planning application will be considered invalid.</p>	<p>Noted.</p>
<p>4. Section 2.2.5:</p> <p>(i) Please delete “<i>industrial</i>” in Line 1.</p>	<p>Section 2.2.5 has been revised accordingly.</p>

<p>(ii) Please add the following text after the Line 1: <i>“Due to the backup generators being operated solely during electricity outages or emergencies and monthly testing as mentioned in Section 2.2.4, the chimneys associated with these backup generators are not considered as industrial chimneys, which are similar in nature to those emergency generator(s) installed in buildings.”</i></p> <p>(iii) Although the design of the chimneys is not available at this stage, please add the following statement to the end of this section: <i>“The exhaust outlets/chimneys for the backup generators shall be located away from nearby ASRs.”</i></p>	
<p>5. Sections 2.2.7, 7.1.2 and Section 3.3.3 of Revised Planning Statement: Please delete Line 1 as air pollutant will be emitted during routine testing.</p>	<p><b>Sections 2.2.7 &amp; 7.1.2</b> have been revised accordingly.</p> <p><b>Sections 3.3.3 of the Planning Statement</b> has been revised accordingly.</p>
<p>6. Sections 2.2.7, 6.1.3, 6.4.2 and 7.1.2 and Section 3.3.3 of Revised Planning Statement: Please provide examples of “necessary mitigation measures” as mentioned in respective Section, to minimize air pollutant emissions from the backup generators.</p>	<p>Market-available mitigation measures, such as activated carbon filters, selective catalytic reduction, diesel oxidation catalysts, and electrostatic precipitator systems, have been included as examples.</p> <p><b>Sections 2.2.7, 6.4.2 and 7.1.2</b> have been revised accordingly.</p> <p><b>Section 3.3.3 of Revised Planning Statement</b> has been revised accordingly.</p>

7. Section 2.2.9: Please review whether this section can be revised to <i>“On the other hand, the remaining areas within the proposed development, such as plant rooms, staircase, and similar spaces, are unoccupied areas in which exposure is transient in nature. These areas are not considered as ASRs during the operational phase”</i> . If the above is affirmative, please remove the footnotes.	<b>Section 2.2.9</b> has been revised accordingly.
8. Section 2.2.10: Please revise as <i>“To ensure no adverse air quality in any ASRs in the proposed development (including management offices and data halls) during operation, these areas will be designed as confined spaces and will rely exclusively on fresh air intakes at suitable locations for ventilation. The potentially polluted air outside is not expected to enter any ASRs”</i> .	<b>Section 2.2.10</b> has been revised accordingly.
9. Section 2.4.1: Please revise Line 2 to <i>“As the buffer distance requirements for roads by HKPSG have been fulfilled, no adverse air quality impacts from road traffic are expected”</i> .	<b>Section 2.4.1</b> has been revised accordingly.
10. Section 5.1.2: Please remove <i>“including trucks,”</i> in Line 7 to ensure consistency with the content in Section 5.4.1.	<b>Section 5.1.2</b> has been revised accordingly.
11. Table 5-2: Please review whether <i>“[note 2]”</i> for the horizontal separation distances for ASR07 and ASR10 can be removed, while revising “0” to “<5 m” accordingly.	<b>Table 5-2</b> has been revised accordingly.
12. Sections 6.1.2 and 6.4.1:  (i) Please add <i>“for emergency use only”</i> after <i>“will be installed”</i> .  (ii) Please revise Line 2 to <i>“During the monthly routine testing, the backup generators will be operated one at a time, with the total</i>	<b>Sections 6.1.2 &amp; 6.4.1</b> have been revised accordingly.

<i>testing duration restricted to 30 minutes for each backup generator”.</i>	
13. Section 6.1.5: Please update this Section according to the above comment for Section 2.2.10.	<b>Section 6.1.5</b> has been revised accordingly.
14. Section 6.3.2:  (i) Please revise Line 3 to <i>“It should be noted that any ASRs of the proposed development (including the management offices and data halls) will be designed as confined spaces and will rely exclusively on fresh air intakes at suitable location for ventilation, as mentioned in Section 2.2.10”.</i>  (ii) Please delete the last Line <i>“If any additional ASRs are identified in the proposed development at a later stage, those areas should receive the same treatment as the management offices and data halls”.</i>	<b>Section 6.3.2</b> has been revised accordingly.
15. Section 7.1.2 and Section 3.3.3 of Revised Planning Statement: Please revise Line 2 to <i>“Backup generators, powered by diesel fuel and with a combined capacity of 28,000 kW, will be installed by the tenant for emergency use only. Routine monthly testing will be conducted, during which the generators will be operated one at a time, with the total testing duration restricted to 30 minutes for each backup generator”.</i>	<b>Section 7.1.2</b> has been revised accordingly.  <b>Section 3.3.3 of Planning Statement</b> has been revised accordingly.
<b><i>Revised Planning Statement (PS)</i></b>	<b>Section 3.3.5 of Planning Statement</b> has been revised accordingly.
16. Section 3.3.5: Please add <i>“adverse”</i> before <i>“air quality”</i> in Line 1.	

### **Enclosures**

1. **Attachment 1** – Replacement Sections 2, 5, 6 and 7 of the AQIA Report
2. **Attachment 2** – Replacement Section 3.3 of the Planning Statement