

Attachment 1  
Replacement  
Section 2.2.4 of  
the AQIA Report

## 2 THE PROPOSED DEVELOPMENT AND THE ENVIRONMENT

### 2.1 The Site

- 2.1.1 The Application Site (the "Site") is located in an industrial area in Kwai Chung, bordered by Wing Chong Street to the west, Wing Kin Road to the east, Global Trade Centre to the north, and Hou Feng Industrial Building to the south (see **Figure 2-1**). The Site and its surroundings fall within the industrial zone, as per the Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32 (see **Figure 2-2**).
- 2.1.2 The Site covers approximately 964 m<sup>2</sup> (about 929 m<sup>2</sup> excluding the additional area) and is currently occupied by a 2-storey industrial building. Planning applications have been submitted and approved with conditions in 2020 (Application No.: A/KC/457) and 2023 (Application No.: A/KC/496) for Offensive Trades use (Lard Boiling Factory) and Industrial use (Warehouse), respectively. The existing building has been left mainly vacant since its previous industrial use suspended in 2018.

### 2.2 The Proposed Development

#### General

- 2.2.1 The Applicant proposes to redevelop the Application Site into a 17-storey data centre with a height of 109.55 mPD and a plot ratio of 11.4. The tentative layout of the proposed development is shown in **Appendix 2-1**, with a planned completion date of 2029.

#### Backup Generators

- 2.2.2 The proposed development is intended solely for data centre use and will operate exclusively on electricity supplied by CLP. Backup generators will be provided to address potential electricity outages or emergencies. No diesel or other fossil fuels will be utilized during the normal operation of the proposed development.
- 2.2.3 Under the current design, a total of 16 backup generators powered by diesel fuel will be installed by the tenant, consisting of 8 units with a capacity of 1,500 kW and 8 units with a capacity of 2,000 kW, resulting in a total capacity of 28,000 kW. The backup generators will operate solely during electricity outages or emergencies.
- 2.2.4 Routine testing of each backup generator will be restricted to 30 minutes monthly, resulting in an annual operation time of 6 hours for each backup generator. The backup generators will be tested one at a time to minimize emissions.
- 2.2.5 All backup generators will be housed in fully enclosed spaces, with chimneys serving as their only exhausts. 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. It should be noted that the design of the chimneys is not available at this stage and is subject to detailed design. The exhaust outlets/chimneys for the backup generators shall be located away from nearby ASRs.
- 2.2.6 According to the Electricity Works in Schedule 1 of the Air Pollution Control Ordinance, the installation of backup generators with a total capacity exceeding 5 MW requires a Specified Process (SP) license. The tenant should be reminded to prepare an air pollution control plan (APCP) for SP license application. The locations of the chimney exhausts, as well as the