

S12A Planning Application Rezoning from “Other Specified Uses” annotated “Business” (“OU(B)”) to “Residential (Group E) 2” (“R(E)2”)
Section 12A Application No. Y/KC/17

Departmental Comments		Responses
28 August 2025 refers: Drainage Services Department (DSD)		
1	Section 4 (Table: Sewage Flow Estimate) & Appendix 1 - Catchment inflow factor should be applied in calculating the average flows and contributing population, not only the peak flows.	Revised accordingly. Please refer to the Attachment 1 – Extract of Revised Sewerage Impact Assessment . The figures in Table 3 (Total Estimated Peak Flow) and Table 4 (Sewer Capacity Check) remain unchanged, with the catchment inflow factor as adopted in the previous submission.

Departmental Comments		Responses
28 August 2025 refers: Environmental Protection Department (EPD)		
General		
1	Please note that the comments below on Planning Statement and responses to comments (RtC) are provided on an administrative basis and should not be construed in any way to pre-empt Town Planning Board's decision nor EPD's decision on the s.12A planning application.	Noted.
2	Please be reminded that it should be the responsibility of the applicant and their consultant to ensure the validity of the chimney data by their own site surveys. Should the information of industrial chimneys be subsequently found to be incorrect, the air quality assessment results as presented in the planning application would be invalidated.	Noted.
3	Please note that submission of Noise Impact Assessment (NIA) with quantitative analysis to identify suitable noise mitigation measures at detailed design stage should be required under the planning mechanism should the proposed rezoning has been approved.	Noted.
4	Please note that submission of Sewerage Impact Assessment (SIA) at detailed design stage should be required under the planning mechanism should the proposed rezoning has been approved.	Noted.

Planning Statement (PS)		
5.	Section 6.13 - Please update according to the comment provided for the AQIA below.	Updated in Section 6.13. Please refer to the Attachment 2 – Extract of Revised Planning Statement.
6	Section 6.15 - Please update according to the comment provided for the LCR below.	Updated in Section 6.15.
7	Section 6.17 - Please correct the typo: "With reference to the findings of the Sewerage Impact Assessment, no adverse sewerage impact is <u>anticipated</u> ".	Updated in Section 6.17.
Appendix 11 of PS - Land Contamination Review (LCR)		
8	Section 1.1.4 - Please remove the terms "legislation" and "standard".	Updated. Please refer to the Attachment 3 – Revised Land Contamination Review.
9	Section 2.3.4 - Please follow up the outstanding reply from CLP and update Section 3.1.2 if necessary.	Section 2.3.4 is updated with CLP's response included in Appendix 4.
10	<p>Section 3.1.4 - The sentence "However, further site investigations will be conducted if deemed necessary." Is confusing as below:</p> <p>(i) Please clarify whether "further site investigations" mentioned on lines 2 and 3 shall be written as "site re-appraisal".</p> <p>(ii) It remains unclear whether "further site investigations" are necessary and under what conditions they would be considered necessary. Please clarify.</p>	<p>Updated in Section 3.1.4.</p> <p>Updated in Section 3.1.4. Further site re-appraisal will be conducted at the next Section 16 planning application stage to determine whether potential contamination sources are present in the Subject Site.</p>
11	Appendix 1 (p. 13) - The layout plan for the ground floor is in low resolution. Please clarify whether any potential contamination activities or land uses are indicated on the plan.	The approved General Building Plan is attached in the Appendix 1. There is a vehicle repair workshop located on the G/F facing Wo Yi Hop Road, as shown in VP 11 – VP 13 of Appendix 6.
12	<p>Appendix 5-</p> <p>(i) Please supplement a description for each photo.</p> <p>(ii) Photo V5 - Please clarify what materials are stored in the blue bucket.</p> <p>(iii) Photo V6 - Previous comment has not been duly addressed. Please clarify what materials are stored in the red bucket.</p>	<p>Supplemented in Appendix 6.</p> <p>Both containers in (ii) and (iii) are empty on the site visit carried out on 25th July 2025.</p>

Appendix 9 of the PS -Air Quality Impact Assessment (AQIA)		
13	Section 2.1.2 - Please revise "surrounding" in Line 1 to "all relevant air pollutant emissions including".	The Section is revised accordingly. Please refer to the Attachment 4 – Revised Air Quality Impact Assessment .
14	Sections 2.1.2, 2.5.6 and 4.3.5, Figure 2.1 - Please note that the identification of air pollution and odour sources should generally encompass the 500 m assessment area from the boundary of the subject site. The 200 m distance represents the required buffer for odour source, rather than the assessment area.	Noted. The assessment area for identification of air pollution and odour sources has been corrected.
15	Section 2.3.1 - Please add "limits" after "concentration" in Line 3.	The Section is revised accordingly.
16	Table 2.1 - The new AQOs took effect on 11 Apr 2025. Please update the table accordingly.	The Table is revised accordingly.
17	Table 2.2 - Some of the buffer distances for Industrial Areas are incorrect. Please revise.	The Table is revised accordingly.
18	Section 2.4.3 - Please correct the typo " <u>oduor</u> " in Line 3.	The Section is revised accordingly.
19	Sections 2.5.1, 2.5.2, Table 2.3 - The 2023 monitoring data is available. Please update the table and compare the air pollutant concentrations against the prevailing AQOs.	The Section and Table are revised accordingly.
20	Table 2.4- Please compare the concentration data with the prevailing AQOs.	The prevailing AQOs in Table is revised accordingly.
21	Table 2.6- (i) Please add a column showing the number of chimneys at each location. (ii) Please specify to which ASR the fifth column is referring, or consider removing the last three columns.	The column is added accordingly. The three columns are removed accordingly.
22	RC#6 and Section 2.5. 7- (i) The separation distance between the chimney and the application site (44 m) is inconsistent with that presented in Table 2.6 (52 m). Please review. (ii) Written confirmation from the operator or the building management, verifying the inactive status of these three chimneys, is required.	Please be clarified that the separation distance should be 52m. The information should be obtained in later stage.
23	Section 2.5.10 - Please clearly state that the chimney under discussion refers to VIB_01 as listed in Table 2.6.	The Section is revised accordingly.
24	Section 2.5.11 - (i) Please correct the typo on last sentence" no <u>adverse</u> air quality	The typo is corrected accordingly.

	<p>impact. "</p> <p>(ii) Please clearly state that the two chimneys under discussion refer to PDC_01 and PDC_02 as listed in Table 2.6.</p> <p>(iii) Please provide the two approved S16 applications for reference. Please note that data centers usually conduct routine running tests of their emergency generators and thus air pollutant emissions are expected. Please confirm whether these potential chimneys are designated for emergency power generation only, and supplement with the details of routine running tests, such as the frequency and duration for these potential chimneys, to substantiate its claim of "no adverse air quality impact". Alternatively, please verify whether the chimneys are located more than 200 m away from the application site to comply with the buffer distance requirements as stipulated by HKPSG.</p>	<p>The Section is revised accordingly.</p> <p>It is assumed that routine running tests for emergency generators in quarterly with each no longer than a week per each time. In view of and short period emission, no adverse air quality Table and Figure 2.4.</p>
25	Section 3.2.1 - Please revise the second bullet point to "Gaseous and PM emissions from the operation of powered mechanical equipment (PM Es) and dump trucks". Please revise the subtitle before Section 3.3.3 and relevant content in Sections 3.3.3 and 3.3.4 accordingly.	The Section is revised accordingly.
26	Section 3.3 - Please note that the air quality impacts arising from the construction works of the proposed development shall not be limited to dust impact. More information should be provided to address the potential air quality impacts during the construction phase, such as the size of the site formation or excavation area, amount of excavated materials to be handled, the maximum number of dump trucks and mechanical equipment to be deployed at the work site at any given time, identification of any concurrent projects within 500 m from the project site boundary and their cumulative air quality impact during the construction stage.	The Section is revised accordingly.
27	Table 4.1 - Please add ">" before 10 in the third column.	The Table is revised accordingly.
28	<p>Sections 4.3.3--4.3.4 -</p> <p>(i) Please revise "GSD_01-21" in Line 3 to "GDS 01-21".</p> <p>(ii) The buffer distance requirements for industrial chimneys, as stipulated by HKPSG, vary based on the height differences between chimney exits and</p>	<p>The Section is revised accordingly.</p> <p>The Section is revised accordingly.</p>

	ASRs. Please review and revise these two sections to address (i) whether these chimneys comply with the buffer distance requirements, and (ii) whether significant air pollutant emissions and thus adverse air quality impacts are anticipated from these chimneys.	
29	<p>Section 4.3.5 -</p> <p>(i) Please specify the date on which the site survey was conducted.</p> <p>(ii) Please verify whether <u>deodorizing devices</u> have been installed at the RCPs and the North Kwai Chung Market, or whether any other control measures have been implemented to mitigate potential odour impacts.</p> <p>(iii) Please verify whether any air or odour complaints records have been documented over the past five years related to these nearby RCPs and the North Kwai Chung Market.</p>	<p>The date is added in the Section.</p> <p>The information should be obtained in later stage.</p> <p>The information should be obtained in later stage.</p>
30	Section 4.3.6 - Please present the carpark exhaust outlet locations on the map and confirm that the exhaust air from the carpark will be discharged to the atmosphere at such a location as not to cause a nuisance to any air-sensitive uses of the proposed development or other existing and planned ASRs.	The exhaust outlet is presented in Figure 2.3.
31	<p>Section 4.3. 7 -</p> <p>(i) Please delete "and" after "use" in Line 3.</p> <p>(ii) Please present the exhaust outlet locations for the kitchens on the map and indicate their minimum separation distances from any nearby ASRs.</p>	<p>The Section is revised accordingly.</p> <p>The exhaust outlet for kitchens and minimum separation distances from nearby ASRs are presented in Figure 2.3.</p>
32	Figures 4.1 a--4.1 r - Please add a remark to state that "no air sensitive uses, including openable windows, fresh air intake of mechanical ventilation and recreational uses in the open area, would be located within the buffer zones".	The Figure is revised accordingly.
33	<p>Figure 4.2 -</p> <p>(i) GSB chimneys are not displayed on the maps. Please remove the first sentence in the Note.</p> <p>(ii) Please provide the reference source for establishing the 100 m buffer zone for GDS chimneys, or consider removing this figure.</p>	<p>The figure is removed.</p> <p>The figure is removed.</p>

34	Appendix 2.1 - Please indicate the date on which the site survey was conducted.	The site survey date is indicated in Appendix accordingly.
Appendix 10 of PS- Noise Impact Assessment (NIA)		
35	Section 2.4.2 - Please provide TD endorsement on the traffic forecast data to support the traffic noise impact assessment once available.	Please refer to the Attachment 5 – TD Endorsement Letter .

Departmental Comments		Responses
28 August 2025 refers: Food and Environmental Hygiene Department (FEHD)		
1	Should there be any associated works and operations, it shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operations and works (if any), the project proponent should arrange its proper disposal at their own expenses.	Noted.

Departmental Comments		Responses
28 August 2025 refers: Lands Department (LandsD)		
1	The proposed commercial cum residential with RCHE and/or RCHD development contravenes the user restriction, among others, under the respective leases of the Lots. It is noted that further s.16 planning application is required under the proposed “R(E)2” zone even if the subject s.12A rezoning application is approved. If the subsequent s.16 planning approval is given, the owner(s) of the Lots should jointly apply for a lease modification from LandsD prior to implementation of the proposed redevelopment. Upon receipt of a lease modification application, it will be considered by LandsD acting in the capacity as landlord at its sole discretion. There is no guarantee that any application will be approved. In the event that an application is approved, it will be subject to such terms and conditions as the Government shall see fit, including but not limited to the payment of premium and administrative fee.	Noted.
2	Regarding the proposed RCHE and/or RCHD of 12,000m2, it should be subject to the policy support from the Social Welfare Department (SWD).	Under the indicative scheme of the S12A application, a total of 131m2 of non-domestic GFA is proposed for shops and services,

	<p>The Applicant should consult SWD and refer to the LAO Practice Note No. 5/2023 and 10/2023 about the exemption criteria including but not limited to the GFA calculation. In addition, the Applicant proposed to allow flexibility such that only a min. of 7,200m² GFA of RCHE and/or RCHD is to be specified in the OZP [para. 4.2 on page 16 of the Planning Statement (PS) refers], the Applicant should be requested to clarify the use of the remaining GFA of 4,800m², and to specify the same in the OZP.</p>	<p>while 12,000m² of non-domestic GFA is proposed for RCHEs and/or RCHDs according to the Incentive Schemes.</p> <p>A minimum non-domestic GFA is proposed on the OZP note is to provide flexibility in floor area arrangement, allowing compliance with ever-changing codes of practice/guidelines and making it more responsive to changing market conditions and demands.</p> <p>The detailed development proposal, including both domestic and non-domestic GFA, will be submitted and assessed in the subsequent S16 application to the Town Planning Board.</p>
3	<p>According to record of this office, the special waiver mentioned in para. 3.4 on page 11 and para 6.3 on page 22 of the PS was terminated on 5.7.2022. The Applicant shall revise relevant paragraphs concerning the said special waiver.</p>	<p>Para. 3.4 and Para. 6.3 are revised.</p>
4	<p>We noted in point 5 of para. 4.4 on page 18 of the PS that the Applicant intended to apply for bonus plot ratio from BD during General Building Plan submission stage for dedication of land for street widening and provision of footpath under B(P)R 22(2). Such proposal would be subject to BD's comment and TD's & HyD's agreement to take over such dedicated area (if applicable).</p>	<p>Noted.</p>
5	<p>LandsD reserves comment on the proposed schematic design including the site area which would only be examined in detail during the building plan submission stage. There is no guarantee that the schematic design presented in the subject planning application will be acceptable under the lease if it is so reflected in future building plan submission(s).</p>	<p>Noted.</p>

Departmental Comments		Responses
<p>28 August 2025 refers: Road Management Office, Hong Kong Police Force (RMO)</p>		
1	<p>While I have in-principle no comment at this stage, please ensure that during the design, vehicle going in / out of the building are smooth and queuing on the road is minimised, as the travel pattern might be different</p>	<p>Noted.</p>

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Departmental Comments		Responses
28 August 2025 refers: Tsuen Wan and West Kowloon District Planning Office, Planning Department (PlanD)		
1	Please specify the opening hours of the 2.3-wide pedestrian access connecting Wo Yi Hop Road to the service lane.	This footpath is accessible to the public from 8am to 8pm daily. Updated in Section 4.4.5 Public Access of the Planning Statement.

Departmental Comments		Responses
28 August 2025 refers: Urban Design Unit, PlanD		
1	Section 4.4 and Appendix 5 (Planning and Design Merits) – With regard to discussions on sunlight penetration, please note that glare impact is not under the purview of PlanD.	Noted.
2	Section 4.4.5 (Public Access) 6th line – Wo Yi Hop Street should read as Wo Yi Hop <u>Road</u> .	Updated in Section 4.4.5 of the PS.
3	Section 6.11 2nd para. – Please delete “including the disregarded GFA for RCHes/RCHDs” to tally with the proposed Notes of the OZP.	Updated in Section 6.11 of the PS
4	Appendix 6 (Landscape Master Plan) – The Consultant may wish to supplement a rooftop plan to tally with para. 6.10 of the PS.	The current proposed scheme has incorporated sufficient greenings by providing landscape treatment at the G/F and Sky Gardens on 4/F and 7/F. Updated in Section 6.11 of the PS.

Departmental Comments		Responses
28 August 2025 refers: Landscape Unit, PlanD		
1	The applicant is recommended to further explore the tree planting opportunity of the Wo Yi Hop Road to enhance the landscape quality and provide more greenery particularly at pedestrian level and the buildings frontage.	In the proposed development, at-grade periphery planting and landscape treatments will be provided as far as possible to create visual amenity to the surrounding.
2	Consideration of biodiversity aspect by enriching diversification of landscape planting types and optimizing the use of native species in the proposed development is recommended.	A wider variety of landscape planting types and native species will be explored and developed during the detailed design stage.

Departmental Comments		Responses
3 September 2025 refers: Transport Department		
1	R-to-C #7 - The junction analysis is making reference to an outdated MOC. Please check and review.	The junction analysis is updated based on the updated MoC received. Please refer to Appendix 2 in Attachment 6 - Revised Traffic Impact Assessment .