

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
23 September 2025 refers: Urban Design Unit, PlanD		
1	It is noted from the R-to-C Table and para. 6.10 of the planning statement that no landscape treatment is proposed at the rooftop. The Consultant may wish to review/update the Schematic Sections in the Landscape Master Plan to ensure consistency.	Noted and updated. Please refer to the Attachment 1 – Revised Landscape Master Plan .

Departmental Comments		Responses
25 September 2025 refers: Landscape Unit, PlanD		
1	Appendix 6 (Landscape Master Plan): Drawing – Schematic Section – G/F – Discrepancy in the section is observed between the proposed planting type located in the shared courtyard and the description. The applicant is advised to rectify the discrepancy.	Noted and updated. Please refer to the Attachment 1 – Revised Landscape Master Plan .

Departmental Comments		Responses
25 September 2025 refers: Tsuen Wan and West Kowloon District Planning Office, PlanD		
1	The applicant’s intention to maximise the provision of RCHE/RCHD floor area to meet the 12,000m ² cap of LandsD’s incentive schemes for provision of RCHE/RCHD in new private developments under the indicative scheme is noted. It is also noted that a development restriction of a minimum non-domestic GFA of 7,200m ² for RCHE and/or RCHD is suggested in the proposed Notes for the “R(E)2” zone to provide flexibility in floor area arrangement. In this regard, please clarify the alternative floor use arrangement of the remaining non-domestic GFA of 4,800m ² as a scenario in which the proposal to maximise the provision of RCHE and/or RCHD is not being pursued.	The Applicant's primary objective is to maximize the RCHE/RCHD floor area provision. The current scheme proposes an optimal development model comprising domestic GFA of 16,458m ² , RCHE/RCHD GFA of 12,000m ² , and shop and services GFA of 131m ² . This mix has been carefully determined based on land use compatibility, financial viability and demands for private residential units and quality RCHE/RCHD services. The proposed shop and services GFA of 131m ² is considered sufficient to cater to the residents' needs.

		The non-domestic GFA to be erected will be subject to detailed technical viability study and the intentions of potential operators to run the optimal size of premises. This takes into account the demand and service gaps arising from the changing market, operator's operational capacity and floor area efficiency, all aimed at providing a comfortable, safe and quality space for the occupants. In the event that the RCHE/RCHD floor area does not reach the maximum 12,000m², the remaining non-domestic GFA of 4,800m² would accommodate uses under Column 2 of the proposed R(E)2 zone, specifically those that are compatible with and supportive of the needs of flat residents, RCHE/RCHD occupants and the community. These uses may include, but are not limited to, "Eating Place", "Shop and Services", "Educational Institution" and/or "Hotel" etc. The compatibility and technical feasibility of these alternative floor uses will be fully assessed in the subsequent S16 planning application, if necessary.
2	If available, please supplement the details of the operator(s) of the proposed RCHE/RCHD facilities.	At this stage, the applicant has not reached any agreement with potential operators for the proposed RCHE/RCHD.

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 <u>9am to 6pm</u> daily. It is proposed based on normal commercial activity periods, consideration for the security and management of the development and maintaining reasonable public accessibility during daytime. Updated in Section 4.4.5 Public Access of the

		Planning Statement. Please refer to the Attachment 3 – Extract of Revised Planning Statement . Remarks: FI(1) responses to be superseded)
2	/	A minor error on the plan “Urban Design Merits Overview” is noted and amended. Please refer to the Attachment 2 – Revised Planning and Design Merits .

Departmental Comments		Responses
23 September 2025 refers: Environmental Protection Department (EPD)		
Air Quality Planning Statement		
1	Section 6.13 – (i) Last Sentence of Paragraph 1: Please revise as “Hence, no adverse air quality impacts associated with the construction activities of the proposed development are anticipated”. (ii) Line 4 of Paragraph 2: Please remove this sentence “Refuse collection points North Kwai Chung Market are located away from the Proposed Development and will be regularly cleaned and maintained by FEHD.” as the meaning is unclear. (iii) Paragraph 2: The statements concerning potential odour impacts from the RCPs and North Kwai Chung Market are subject to revision, as the AQIA has not been finalized. (iv) The statements regarding potential air quality impacts from data	The sentence is revised. Please refer to the Attachment 3 – Extract of Revised Planning Statement. The sentence is removed. The related sentence is revised. The related sentence is revised.

	centers should align with those in the finalized AQIA. Please update according to the comments provided for the AQIA below.	
Revised Air Quality Impact Assessment (AQIA)		
2	RtC#22(ii) and Sections 2.5.7 and 4.3.2: Our previous comments have yet to be addressed. Please provide the written confirmation from the operator or the building management to verify the inactive status of these three chimneys.	Please refer to the Attachment 4 – Revised Air Quality Impact Assessment. Written confirmation from operator or building management cannot be provided due to rejection by building management and owner. Site inspection and investigation is therefore carried out in weekdays and weekend to verify the status of chimneys. Detailed findings refer to Appendix 2.3.
3	RtC#24(iii) and Section 2.5.11: Our previous comments have yet to be fully addressed. Relevant documents for the two approved S.16 applications should be provided as reference sources. Please review the potential air quality impacts of PDC_01 and PDC_02 on the proposed development using one of the following approaches: (i) Confirm whether these two chimneys are located more than 200 m away from the proposed project site, thereby satisfying the buffer distance requirements for industrial chimneys by HKPSG. (ii) Confirm whether these two chimneys are designated exclusively for emergency power generation, and provide details of routine running tests, including frequency and duration, to demonstrate that these chimneys associated with the emergency generators are not considered as industrial chimneys.	The potential air quality impacts of PDC_01 and PDC_02 are assessed. These two chimneys are located more than 200 m away from the proposed project site, thereby satisfying the buffer distance requirements for industrial chimneys by HKPSG, no adverse air quality impact on Proposed Development is anticipated. The section is revised accordingly.
4	RtC#29 and Section 4.3.5: (i) Please correct the typo “dated,” in Line 7. (ii) RtoC#29(ii), Our previous comments have yet to be addressed. Please provide the written confirmations from the owners or operators of the RCPs	The section is revised accordingly. No relevant information from the owners or operators of the RCPs and the North Kwai Chung Market regarding the

	and the North Kwai Chung Market, regarding the implementation of deodorizing devices or other control measures to mitigate potential odour impacts. (iii) RtoC#29(iii), following the email to you from our colleague of regional office (YU/CHEUNG) dated 19 September 2025, please note that there was no relevant complaint against the RCPs and North Kwai Chung Market received over the past 5 years. Please update accordingly.	implementation of deodorizing devices or other control measures is received. Site survey is therefore carried out to verify odour problem. No odour from the RCPs and the North Kwai Chung Market is identified. The section is revised accordingly.
5	Section 2.3.1: Error message was found at the end of the paragraph.	The section is revised accordingly.
6	Tables 2.3 and 2.4: (i) Please present the 19th highest 24-hour FSP concentrations. (ii) The 2024 air quality monitoring data is now available and the latest five-year data should be presented. Please revise Table 2.3 and Section 2.5.2 accordingly .	The table is revised accordingly. The section is revised accordingly.
7	Section 2.5.2: In addition to NO ₂ , the annual average FSP concentrations in 2019, 2021 and 2023 also exceed the prevailing AQO. Please revise.	The section is revised accordingly.
8	Sub-section title before Section 3.3.1: Please revise “Fugitive Dust” to “Gaseous and PM Emissions”.	The sub-section title is revised accordingly.
9	Section 3.3.5: (i) Please provide the maximum number of PME to be deployed simultaneously at the work site. (ii) Please note that it should be “Air Pollution Control (Fuel Restriction) Regulations”.	The section is revised accordingly. The section is revised accordingly.
10	Section 4.3.3: (i) Please maintain the consistency of naming for chimneys across the	Noted.

	submissions. Please revise “GSD 01-21” in Line 1 to “GDS_01-21”. (ii) Please remove Line 2 “The air-sensitive uses at the proposed Development have been positioned away from the industrial as far as possible” or otherwise provide sufficient justifications. (iii) Please verify whether the details of the routine running tests for the emergency generators at the GDS Data Centre have been obtained from their owners or operators.	The section is removed accordingly. The section is revised, since no information can be obtained from owners or operators, reference is made to general standard accepted by data center industry for details of the routine running tests.
11	Section 4.3.7: Please revise first sentence as “.....and not under ‘shop and services’ use are controlled under APCO”.	The section is revised accordingly.
12	Figure 2.3: The exhaust outlets for both the carpark and kitchen are oriented towards ASRs in close proximity. Please be advised that potential air and odour nuisances are anticipated, and enhanced measures may be necessary.	The use of enhanced measures would be considered when necessary which is presented in Section 4.4.1.
Land Contamination Revised Land Contamination Review		
13	Section 2.4.3: (i) Please specify whether the vehicle repair workshop is accessible during site walkover. (ii) Please indicate whether the vehicle repair workshop is still in operation. If that is the case, please mention it in Section 3.1.4 to reflect that, due to its ongoing activity, new sources of contamination—such as changes in operation or land use—may arise, necessitating further site re-appraisal. (iii) Please remove "and in the past" in the last sentence, as the past condition regarding spillage / leakage / contamination at the workshop is not available in Appendix 6.	Section 2.4.3 is revised. The vehicle repair workshop is accessible and in operation during site walkover conducted on 25th July 2025. Section 3.1.4 is revised. Section 2.4.3 is revised.

14	Appendix 6 and RtC#12: The photo description should focus on documenting on-site observations and conditions to substantiate any potential land contamination issues, rather than solely providing locational information. Please update accordingly.	Please refer to the Attachment 5 –Revised Land Contamination Review. Appendix 6 is revised accordingly if the relevant photos present any potential sources of pollution, and confirmation that there were no spillage / leakage / contamination during the site walkovers.
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