

**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
<b>5 December 2025 and 24 December 2025 refers:  Environmental Protection Department (EPD)</b>	
<p>1 The applicant has to update relevant parts of the planning statement and the air quality impact assessment to incorporate the missing information, such as:</p> <p>(i) The missing chimney information, in particular the active chimney connected to UnitB2 at 9/F (shop name “My Angel Pets Service”) and two potential active chimneys connected to Unit B1 at 7/F (shop name: “Every Win Dyeing Co.”) of Golden Sunflower Industrial Building located adjacent to the subject site;</p> <p>(ii) BD’s advice on the subject matter: “BD has been issued removal orders to the concerned owners of Golden Sunflower Industrial Building under Section 24 of the Buildings Ordinance requiring them to remove the 4 existing chimneys of Golden Sunflower Industrial Building (unauthorized building works), by about 2months' time from the date of the said orders.”; and etc.</p>	<p>The chimney information are updated in Section 2.5.7, 4.3.2-4.3.6 and Appendix 2.3. Please refer to the <b>Attachment 1 – Revised Air Quality Impact Assessment</b>.</p> <p>BD has issued removal orders to the concerned owners of Golden Sunflower Industrial Building under Section 24 of the Buildings Ordinance in December 2025. The letter from BD is provided in Appendix 4.2.</p> <p>The content of Paragraph 6.13 in the Planning Statement, as shown in <b>Attachment 2</b>, has been updated accordingly.</p>
<p>2 Please find below our comments for your follow-up:-</p> <p>(i) Section 4.3.2: In order to address potential public concerns about air quality impacts from cremation activities by My Angel Pets Service on the proposed development, the Applicant/Consultant should assess whether any adverse air quality or odour impacts from My Angel Pets Service operations are anticipated, by reviewing existing control measures implemented by My Angel Pets Service.</p>	<p>Air quality impact and odour impact from cremation activities by My Angel Pets Service have been assessed in Section 4.3.3.</p>

	<p>(ii) Please clarify the inconsistent number of chimneys between Table 2.6 and the photo records in Appendix 2.1:</p> <ul style="list-style-type: none"> <li>- For GDS Data Center, Table 2.6 (i.e. 21 chimneys) vs photo records in Appendix 2.1 (i.e. 12 chimneys).</li> <li>- For Vigor Industrial Building, Table 2.6 (i.e. 1 chimney) but no photo record in Appendix 2.1.</li> </ul> <p>(iii) Appendix 2.2: Please update the number of chimney (i.e. 22) in Table 2.6 as indicated in the updated Specified Process License for the GDS Data Centre according to SAMP v2.1 (<a href="https://aqia.epd.gov.hk/">https://aqia.epd.gov.hk/</a>) and update the License record in Appendix 2.2.</p>	<p>For chimneys at GDS Data Center, clarification has been made in Section 2.5.8. Description on these chimneys have been updated in Appendix 2.1.</p> <p>For chimney(s) at Vigor Industrial Building, no chimney is observed and identified. Discussion on chimney(s) at Vigor Industrial Building has been removed.</p> <p>Updated in Table 2.6 and Appendix 2.2.</p>
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Departmental Comments		Responses
<b>24 October 2025 refers:</b> <b>Social Welfare Department (SWD)</b>		
RCHD		
1	<p><u>Service Perspective</u></p> <p>i. SWD's comments on RCHD's Service Perspective is attached to Attachment I for your follow-up action and response.</p> <p>The updated labels for "loading/unloading bay" and "parking" for RCHD are checked in order. Please revise the disposition of "loading/unloading bay" in detailed design stage, as "open to sky" design is not accepted for service users with disability, particularly wheelchair users.</p>	Noted.
2	Please remove the "sick-bay w/negative pressure" to a location attached to the nurse station or near the nurse station in the detailed design stage.	Noted.
3	<p><u>Licensing Perspective</u></p> <p>i. It is noted that a strip of land, where is uncovered and located directly</p>	Noted.

adjacent to the service lane on the ground floor, is designated for use as “Outdoor Dining Area/RCHD Public Garden”. The applicant is to be reminded that the said designated area should be outside the licensing area.



## RCHE

4	<u>Service Perspective</u>
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i. Referring to the applicant's clarification on the provision of 11 parking spaces at B1/F and a disabled parking space on LG/F demarcated as RCHE areas, the proposed parking spaces are intended for use by visitors of the RCHE only. The applicant should note that, referring to Annex 2 "The General Guideline on Calculation of GFA for RCHE premises" attached to the Guidance Note "The Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments", car parking spaces, and loading and unloading areas of the development may be disregarded from GFA calculation according to the prevailing GFA concession mechanism.

Noted.

5 ii. While the applicant has removed the provision of Sky Garden on 4/F from the revised SoA table, the area of Sky Garden is still demarcated as part of the RCHE areas in the revised layout plan. The applicant should note that, referring to LandsD's Practice Note (Issue no. 4/2014) "Accountable and Non-accountable Gross Floor Area under Lease", flat roofs in the form of natural building set back (i.e. on the roof of GFA accountable areas) may be non-accountable for GFA. In this regard, the Sky Garden area may be

Noted.
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	disregarded from GFA calculation for concession.	
6	According to the SoA table, the NOFA of the provision of Nursing Stations and Soiled Utility Rooms is relatively larger by 61.7% and 69.6%, respectively, while comparing to recommended areas for the proposed 185-p RCHE on a pro rata basis derived from the standard SoA for a 200-p RCHE. The applicant explained that the larger NOFA for the two provisions is to provide a better working environment for staff and increase storage space to maintain tidiness and hygiene. Referring to the standard SoA, one no. of soiled utility room at 4sqm and one no. of Nursing Station at 10sqm should be provided on each floor having dormitory rooms and for every 50 residents. In view that there are over 70 and 80 bedspaces provided on 4/F and 5/F, respectively, larger NOFA for the two provisions are justifiable.	Noted.
7	<p><u>Licensing Perspective</u></p> <p>i. Given that all carparking spaces and loading / unloading areas should not be included in the licensed area of the proposed RCHE, we have no adverse comment on the proposed arrangement regarding allocation of parking spaces for RCHE staff or visitors on B1/F and LG1/F, as well as the reservation of bays on G/F for minibus / ambulance / LGV use.</p>	Noted.
8	ii. The entrances to lift lobbies of lifts capable of accommodating beds on B1/F and LG1/F are noted to be blocked by parking spaces. It should be reviewed in the detailed design stage.	Noted.