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Appendix I

John Michael AUSTIN/PLAND

寄件者: Kira Whitman [REDACTED]
寄件日期: 2024年10月14日星期一 16:15
收件者: Charlotte Tsz Wing WUN/PLAND
副本: John Michael AUSTIN/PLAND; Shing Fung CHAIR/PLAND
主旨: Re: Planning Application No. A/NE-TKP/1
附件: 20241014 Response to WSD Comments SUBMISSION.pdf

類別: Internet Email

Dear Charlotte,

Please find attached our response to the WSD comments for your easy reference. These have been emailed to the TPB already. Let me know if you have any questions.

Thanks and regards,

Kira Whitman

Response to Government Departments Comments on Application Number A/NE-TKP/1

S16 Application:

**Proposed Temporary Private Garden for a Period of 3 Years on Government Land Adjoining
Lot No. 369 in D.D. 255**

Water Supplies Department Comment

| | Comment | Response |
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| 1. | <p>The application site for the proposed garden falls within the Upper Indirect Water Gathering Grounds ('WGG'). The site area is about 326 sq. metre, and the garden is located at a distance of more than 30 metres to the nearest watercourse. The applicant proposes to erect 2 single-story structures (each with 2 metres in height, 2 metres in length and 5 metres in width) for storage sheds along with 2 private car parking spaces. There is no particular about the formation, operation and management of the garden in the submission.</p> | <p>The Applicant / owner responds as follows to the questions raised:</p> <ul style="list-style-type: none"> • The site area of the proposed Short Term Tenancy (STT) is consistent with, but smaller, than the site area of the previous STT (No. 751) held from 1990 until 2014 by the previous owner of the property. • There are no plans to use the reduced site area other than as a single family home which is consistent with the use of the larger site area covered by the previous STT. • The proposed storage structures are simply "Japanese" style outdoor storage solutions that are pre-fabricated and readily available from many retail outlets in Hong Kong. They will sit on a small concrete slab and will be assembled by the retailer or the owner of the property. • The proposed size of the two outdoor storage units is: 2 metres in length, 3 metres in width and 2 metres in height. (i.e. 3 m width; not 5 m). • For an example, we are considering using sheds manufactured by Inaba and sold by Garden Gallery in Ap Lei Chau (2602 8622). The Inaba sheds are described in their brochure as: "high-quality, environmentally friendly powder-coated products". • The outdoor storage units will be used to store only normal household items such as suitcases, bicycles, furniture, etc. and gardening tools and equipment. |

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| | | <ul style="list-style-type: none"> • Of the two proposed car parking spaces, one is in the same location as used by the previous owner since 1989 and the other is located on the STT site area, thereby reducing the parking burden on the village by freeing up one other car parking space on government land that can be used by other village residents. • The garden area will be carefully maintained by the owner of the property. |
| 2. | <p>Based on the submission, there are risks of contamination to the WGG due to the formation, operation and management of the garden with ancillary facilities. In order to safeguard the raw water quality in WGG, the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that there is no material increase in pollution effect resulting from the proposed development. In particular, the applicant shall provide evidences and/or control measures to ensure that the following conditions are met:</p> | <p>The Applicant / owner responds as follows to the questions raised:</p> <ul style="list-style-type: none"> • As noted, the site area of the proposed STT is consistent with, but smaller, than the site area of the previous STT. • There are no plans to use the proposed STT site area other than as a single family home which is consistent with the use of the larger site area covered by the previous STT. • The drainage from the proposed STT site area is unchanged from the previous STT. Any run-off water on the proposed STT site area enters the drains that surround the house and the water flows to the drains that cross the property at 15 Pak Tam Au, which then flows to the drains that cross the property at 14 Pak Tam Au. • The only change in the drainage system of the proposed STT site area is that the previously open drains have been closed and numerous covered inflow points have been added to help reduce the likelihood of mosquito breeding in the open drains. • With regards to the disposal of human waste from the property, nothing has been changed in this regard from when the property was occupied by the previous owner. The house was previously used as a single family home and that usage will not change. The human waste flows from the house, through existing pipes to the shared septic tank that is located on the STT site associated with 14 Pak Tam Au. |

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| | | <ul style="list-style-type: none"> • There will be no additional ancillary facilities erected on the site area of the proposed STT that would in any way create more human (or any other) waste or discharge than has historically been the case with the property since it was first occupied in 1989 or so. • Respectfully, since no changes are proposed to the property as compared to the period from 1989 to date, we believe, and sincerely hope, that it should not be necessary to arrange for a risk assessment report when clearly there are no changes being proposed and, therefore, there is no material increase in pollution effect resulting from the proposed development, which is simply to clean up the site so it can again be used as a single family private garden area. |
| i. | No discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG. | This condition is duly noted by the owner. As noted above, there are no changes in the drainage system for the property and there are no additional ancillary facilities or uses planned for the proposed STT site area that would create any such foul water or effluent. |
| ii. | All solid waste and sludge arising from the proposed development shall be disposed of properly outside WGG. | This condition is duly noted by the owner. |
| iii. | The use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG. | This condition is duly noted by the owner. The owner has no intention of storing any of the prohibited substances mentioned or any other dangerous substances on the proposed STT site area. |
| iv. | No chemicals including fertilizers and detergents shall be used/stored without the prior approval from the Water Authority. | This condition is duly noted by the owner. The owner has no intention of using or storing on the proposed STT site area any of the prohibited substances mentioned with or without the prior approval from the Water Authority. |
| v. | Oil leakage and spillage are not allowed within WGG at all times. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage. Control measures including not allowing oil tanker to park inside the | This condition is duly noted by the owner. The owner has no intention or need of any oil tanker parking inside the vehicle parking spaces. The vehicle parking spaces will be covered in concrete and any minor spillage of oil or grease from the private vehicles will not permeate the concrete into the ground and |

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| | vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the WGG. | will, in any event, be immediately cleaned up. The owner's vehicles are relatively new (2022 and 2024) and are well maintained and regularly serviced so the likelihood of any leakage is minimal. |
| vi. | The garden, car park, storage sheds and their associated activities shall be located away from any water courses as far as possible. All garden structures shall be water-tight and properly maintained. Signage for alerting not to pollute WGG should be displayed. | These conditions are duly noted by the owner. The proposed location of the car park and storage sheds and all associated activities are not anywhere near any known water courses. The proposed garden structures, such as the brand noted in question 1 above, are top quality items made in an environmentally friendly manner and designed to be water tight and highly rust resistant. As the proposed storage sheds are also quite expensive, the owner is highly incentivized to ensure that they are secure, water tight and properly maintained. The owner has no objection whatsoever and will happily display signage alerting not to pollute WGG. |
| vii. | During the formation of the garden and erection of the structures, no earth and other construction materials which may cause contamination to WGG are allowed to be stockpiled or stored on site. Furthermore, all excavated or filled surfaces shall be protected from erosion and siltation to any water courses shall be prevented within WGG. All construction spoils shall be contained and protected; and effluent containing spoils shall be disposed of after desiltation. | These conditions are duly noted by the owner. For reference, the proposed garden area is already formed and will simply be cleaned up and maintained by the owner as opposed to the government who have been responsible for this for the past 10 years since 2014. The storage sheds will be on a concrete slab for safety and security and they simply have to be assembled either by the retailer or the owner. The owner does not expect to do any excavating as the existing garden area is flat and simply needs to be cleaned up. There are currently no known water courses that are on or near the property, but to the extent that some are discovered, the owner commits to prevent any erosion or siltation to any such water courses within WGG. |
| 3. | In addition to the above requirements, the applicant please observe and follow the Conditions for Working within WGG during the formation of the garden in accordance with para. 15 of Appendix VI in D.I. No. 810 as appropriate. | This condition is duly noted by the owner. The owner confirms that he has read the entirety of paragraph 15 of Appendix VI in D. I. No. 810 and will closely observe and follow such conditions. |