

Attachment 1 Response-to-Comments Table

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131), to Rezone the Application Site from “Open Storage”, “Agriculture” Zones and an area shown as ‘Road’ to “Other Specified Uses” annotated “Mixed Use” Zone, for Proposed Mixed Use Development at Lots 796 and 1008 RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories
Response to Departmental Comment

Comments from Related Departments

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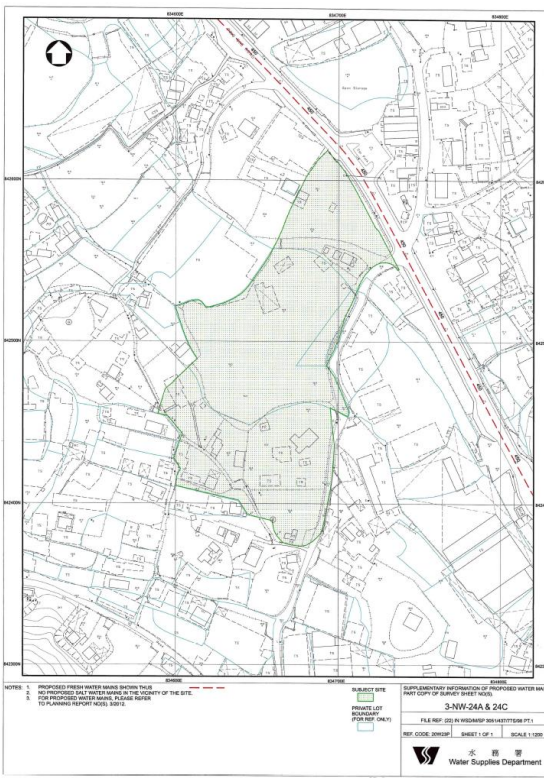
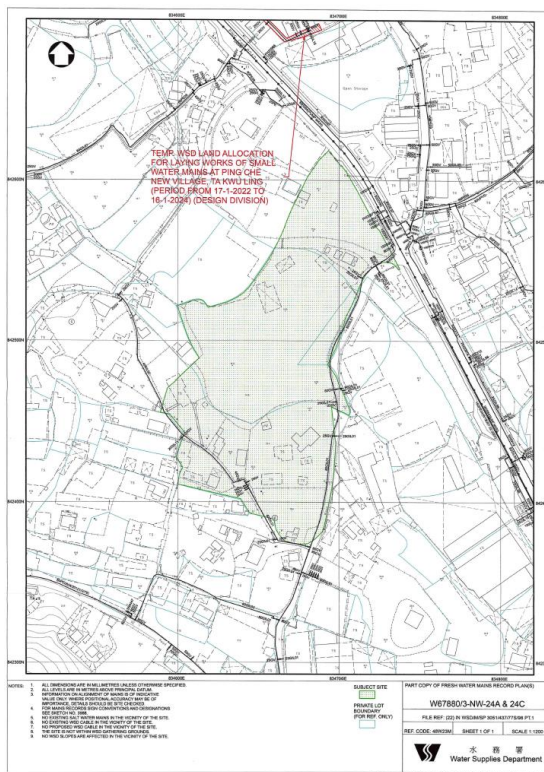
1. Water Supplies Department, dated 29 November 2023..... 2

<p>Water Supplies Department, dated 29 November 2023</p> <p>Appendix I WSIA</p> <ol style="list-style-type: none"> 1. Table 2.1 - Please clarify the anticipated completion year. 2. Table 3.1 - Please adopt the unit daily demand for service trade of 0.04/m³/h/d to your domestic type development. As the service trade covers stores, restaurant, clubhouse etc. associated with the residential development, please remove "elderly care", "child care", "Clubhouse", "retail", "office", "elderly day care center" and "child care center" in Table 3.1. 3. Table 3.1 - For hotel/ service apartment development, please adopt fresh water unit demand of 1m³/room/day and flushing water demand of 0.36m³/room/day. 4. Figure 5.1 - It is not clear and could not show your proposed water main alignment to the connection of existing water main. Please review. 5. Existing water mains inside the proposed site as shown in the MRP may be affected. The applicant is required to either divert or protect the water mains found on site. 	<p>Table 2.1 has been revised in Annex A (Revised Water Supply Impact Assessment) accordingly.</p> <p>Noted. Please refer to the updated water demand estimation (Appendix B) and table 3.1 of Annex A.</p> <p>The existing water main is proposed to be diverted and would run along the southern periphery of the Application Site. The alignment of the diverted water main would fulfil the requirements by WSD. Please refer to Section 5.1.6, Section 5.1.7 and Figure 5.2 of Annex A.</p> <p>Please note that the said water mains within the Application Site will need to be diverted.</p>
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<p>6. If diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence.</p>	<p>As stated in the response to comments 4 and 5, the existing water main would be diverted. As a result, there will be minor adjustments to the layout of internal road, basement car park and location of the clubhouse at the southern part of the Indicative Scheme. Accordingly, an updated set of Landscape Mater Plan and Tree Preservation Proposal and Indicative Architectural Drawings were submitted as part of the Further Information (FI) submitted to the Town Planning Board on 14 December 2023.</p> <p>To further elaborate on the submitted materials, the diverted water mains complied with WSD's suggestion. The diverted water mains lies on a 1.5m wide Government Land within the Application Site. Therefore, there will be no change to the Application Site boundary and key development parameters. Please refer to the updated set of Indicative Architectural Drawings (FI submitted on 14 December 2023) for the proposed alignment of water mains diversion at the southern part of the Indicative Scheme.</p> <p>The Applicant is committed to undertake the said diversion works at detailed design stage. Upon completion of works, access to the diverted water main would be made available to WSD or relevant Government Bureaux/Departments for operation and maintenance purposes. Detailed arrangement could be agreed during lease modification or land exchange at later stage.</p>
<p>7. If diversion is not required, the following conditions shall apply:</p> <p>(a) Existing water mains are affected as indicated on the site plan and no. development which requires resiting of water mains will be allowed.</p> <p>(b) Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.</p>	<p>Noted.</p> <p>Noted.</p>

<p>(c) No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.</p>	<p>Noted.</p>
<p>(d) No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe.</p>	<p>Noted.</p>
<p>(e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet.</p>	<p>Noted.</p>
<p>(f) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.</p>	<p>Noted.</p>

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