

Attachment 1 Responses-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 16 May 2024 2

<p>1.</p>	<p>Water Supplies Department, dated 16 May 2024</p>	
	<p><u>Major comments</u></p> <p>Annex I- revised WSIA</p> <ol style="list-style-type: none"> 1. Para. 2.3.2, line 4- Please replace "300mm pump main" by "300mm distribution main". 2. Figure 5.1 - Please find our comments as attached. The DN100 flushing water supply 2. main to be tee-off from the proposed DN200 fresh water main instead of the DN300 existing fresh water main. <p><u>Other Detailed Comments (if applicable)</u></p> <p>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> <p>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>If diversion is not required, the following conditions shall apply:</p> <ol style="list-style-type: none"> (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>Noted and revised accordingly. Please refer to Section 2.3.2 of Annex A – Revised Water Supply Impact Assessment.</p> <p>Noted and revised accordingly. Please refer to Section 5.1.3 and Figure 5.1 of Annex A.</p> <p>The original proposed DN200 fresh water main has been revised to proposed DN300 fresh water main, which the DN100 flushing water main is proposed to be tee-off from the proposed DN300 fresh water main.</p> <p>Noted. The option of diversion of existing water main inside the Application Site is proposed. The existing water mains will be diverted and running along the southern site boundary outside the within Application Site to lie in Government land.</p> <p>The diverted water main will fulfill the requirement by Water Supplies Department.</p> <p>Please refer to Sections 5.1.6 and 5.1.7 and Figure 5.2 of Annex A.</p> <p>Noted.</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>(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>

(Last Updated: 13 June 2024)