

Appendix II

Detailed Comments of Concerned Departments

Comments of Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD):

- (a) existing water mains will be affected. The developer shall bear the cost of any necessary diversion works affected by the proposed development;
- (b) in case it is not feasible to divert the affected water mains within the Site, a waterworks reserve with 1.5 meters measuring from the centerline of the affected water mains of diameter below 600mm and within 3.0 meters measuring from the centerline of the affected water mains of 600mm diameter and above shown on the attached plan shall be provided to WSD. No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage purposes;
- (c) the Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of water mains and all other services across, through or under it which the Water Authority may require or authorize; and
- (d) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

Comments of Director/Agriculture, Fisheries & Conservation (DFAC):

- (a) it is understood that the EcoIA (Annex K) (**Appendix Ia**) is based on a worst-case scenario that the entire application would be cleared (Section 6.4.1 of EcoIA), which does not correspond to the actual redevelopment scheme as per other Sections including the MLP (Figure 3.1) and the Tree Survey and Assessment (Annex C).

Suggested Advisory Clauses

- (a) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD) that upgrading of the existing salt water supply system is required to provide salt water to the proposed site. The tentative earliest completion date for the upgrading of the salt water supply system is at 2023. The location plan of the Site covers the waterworks reserve area for the 48" diameter primary distribution main. The status of the waterworks reserve area and the 48" diameter water main shall not be affected by the application;
- (b) to note the comments of the CE/Construction, WSD that flushing water and cooling water to the KCH and flushing water to the PMH are currently provided by a seafront pump house under the Hospital Authority. The surplus water is then transferred to Lai Chi Kok Salt Water Service Reservoir for providing flushing water supply to the consumers at Lai King and part of Mei Foo areas. Thus, the impacts, if any, of the redevelopment to such facilities (i.e. the pump house and associated water mains) which are outside the Site should be included for the project of KCH redevelopment as a whole; and
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant shall provide appropriate mitigation measures to ensure that the future design would have no adverse impact to the surrounding pedestrian wind environment including but not limited to the followings: (1) the landscape area in Phase 3 to improve the permeability of the northern part of the Site, (2) a building separation with a minimum width of 15m facilitating wind penetration through the Site under north-easterly to Fire Services Department Workshop (Kwai Chung) and south-westerly wind penetration to the landscape area; and (3) a building separation with a minimum width of 18m facilitating wind penetration through the Site under north-easterly to PMH School of General Nursing & Quarters and south-westerly to Wah Fung Garden. Further mitigation measures should also be considered in the detailed design stage, for example more permeable elements especially at the ground level and further widening of the building separations in order to facilitate wind penetration through the Site.