
Appendix 12

Drainage Review



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Section 16 Planning Application

**Renewal of Planning Application No. A/NE FTA/192 –
Temporary Asphalt Plant on Man Kam To Road,
Sheung Shui
Drainage Review**

Prepared for:
K. Wah Asphalt Ltd

August 2024



Renewal of Planning Application No. A/NE FTA/192 – Temporary Asphalt Plant on Man Kam To Road, Sheung Shui Drainage Review

Prepared for
K. Wah Asphalt Ltd

For and on behalf of
EnviroSolutions & Consulting

Alexi BHANJA
Group COO

ESC Project No. AQN23.1007-J.01
Deliverable No. D03
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Rev.	Description	Prepared	Reviewed	Approved	Date
1.1	Drainage Review	RL/MJW	CYW	AW	Aug 2024

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1 INTRODUCTION

1.1 Preface

1.1.1 EnviroSolutions & Consulting Ltd (“ESC”) has been appointed to prepare this Drainage Review (“DR”) Report in support of a renewal of planning application for Temporary Asphalt Plant (“the Temporary Asphalt Plant”) for a Period of Five Years at Lots 20 RP (Part), 21 and 23 RP (Part) in D.D. 88 and adjoining Government Land, East of Man Kam To Road, Sheung Shui, New Territories (“the Application Site”). The application aims to renew the latest planning permission under Planning Application No. A/NE-FTA/192 from the Town Planning Board (“TPB”) which will expire on 12 December 2024 such that the Applicant can be given opportunity to continue using the Application Site for the Temporary Asphalt Plant with **no change in operation. The Temporary Asphalt Plant under the current application is proposed to maintain existing operation, site configuration and major development parameters.**

1.2 Project Background

1.2.1 Since early 2010s, demand for asphalt increased because of several mega infrastructure projects such as Hong Kong-Zhuhai-Macao Bridge, Guangzhou-Shenzhen-Hong Kong Express Rail, etc. At that time, there were several temporary asphalt plants in Hong Kong. None of them were located within the Northeast District.

1.2.2 In order to ensure stable supply of asphalt, the Temporary Asphalt Plant was proposed to be provided at the Application Site. The history of planning applications is summarised below:

- In 2014, a planning application (no. A/NE-FTA/148) for the Proposed Development was made under Section 16 of the *Town Planning Ordinance* (“TPO”). The planning application was approved with conditions by the TPB on 12 December 2014.
- An application for fulfilling Approval Condition (b) was submitted on 9 February 2017. On 6 March 2017, the Planning Department (“PlanD”) provided a letter regarding complying with Approval Condition (b) considered by the Drainage Services Department (“DSD”). A copy of the letter is appended to **Appendix A**.
- After obtaining the aforementioned letter, the Buildings Department (“BD”) approved the Drainage Layout Plan prepared for the Temporary Asphalt Plant on 28 March 2017, which is provided in **Appendix B**. All statutory requirements related to drainage for the Temporary Asphalt Plant including Approval Conditions of Planning Application No. A/NE-FTA/148 were complied with.
- In 2019, S16 Application (No. A/NE-FTA/192) was made to the TPB to renew planning approval for the Temporary Asphalt Plant for another period of five years. On 18 October 2019, the renewal application was approved for a period from 13 December 2019 to 12 December 2024. Approval Conditions (c) and (d) related to drainage submissions were:

- (c) The submission of a drainage proposal within 6 months from the date of the commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.6.2020; and
 - (d) In relation to (c) above, the implementation of drainage proposal within 9 months from the date of the commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.9.2020.
- Thereafter, submissions were made to the TPB for compliance with Approval Conditions (c) and (d). On 27 August 2020, a letter was issued by the PlanD stating that Approval Condition (c) regarding drainage proposal was considered complied with. On 14 December 2020, the other letter from PlanD was issued stating that Approval Condition (d) regarding implementation of drainage proposal was complied with. The copies of the aforementioned two letters are provided in **Appendix C**.

1.2.3 The Applicant has been engaged in various major infrastructure projects, road construction and maintenance works carried out by Highways Department (“HyD”), Drainage Services Department (“DSD”), Civil Engineering and Development Department (“CEDD”), Airport Authority (“AA”) and MTR Corporation (“MTRC”). Those projects included Tseung Kwan O – Lam Tin Tunnel (“TKO-LTT”), The Hong Kong – Zhuhai – Macao Bridge (“HZMB”), Liantang/Heung Yuen Wai Boundary Control Point (“LTHYW BCP”), Central – Wan Chai Bypass, Tuen Mun – Chek Lap Kok Link (“TMCLKL”), Queen’s Hill Development and the North and South Runway Asphalt Resurfacing projects, as well as ongoing road maintenance works for Kowloon West and New Territories West.

1.2.4 The Hong Kong government has been in the forefront in developing the Northern Metropolis and others New Development Areas (“NDAs”). The latest release of the Hong Kong Major Transport Infrastructure Development Blueprint also highlights the government's commitment in building a liveable, competitive and sustainable Hong Kong through “**driving development by transport infrastructure**” by adopting the planning principles of “infrastructure-led” and “capacity-creating”. The road network of Hong Kong would be expanded and with increased capacity, and it is foreseeable that there is a **growing demand for high quality asphalt to materialise the vision**.

1.2.5 As indicated in **Table 1-1**, The Temporary Asphalt Plant is the only asphalt plant located in the North New Territories. To avoid disruption for the supply of asphalt, which would impact infrastructure projects and road works, the Temporary Asphalt Plant operation is essential to be continued.

Table 1-1 Major Planned Projects in Hong Kong

PROJECTS	ANTICIPATED COMPLETION
MTR Northern Link - Kwu Tung Station	2027
MTR Tung Chung Line Extension	2029
MTR Tuen Mun South Extension	2030
MTR Hung Shui Kiu Station	2030

PROJECTS	ANTICIPATED COMPLETION
Kwu Tung North and Fanling North New Development Area - Remaining Phase of Site Formation and Engineering Infrastructure Works	2031
Yuen Long South Development - Second Phase Development	2031

1.2.6 In addition, a number of infrastructure projects currently utilising the Temporary Asphalt Plant are ongoing as shown in **Table 1-2** below. Those projects will not be completed within the current approval period expiring on 12 December 2024. Should the Temporary Asphalt Plant have to be ceased operation, it would cause serious disruption in the progress of the involved projects. In order to continue to utilise the Application Site and to ensure the supply of asphalt to support infrastructure projects in the locality and territory, the Applicant seeks to renew the previously approved application No. A/NE-FTA/192 with an expiry date on 12 December 2024.

Table 1-2 Major Contracts Supported by the Temporary Asphalt Plant

EMPLOYER	CONTRACT NO.	CONTRACT TITLE	ANTICIPATED COMPLETION
AA	Contract No. 3310	North Runway Modification Works	2025
HyD	12/HY/2019	Highways Department Term Contract (Management and Maintenance of Roads in Kowloon West excluding Expressways and High Speed Roads 2020 – 2026)	2026
HyD	04/HY/2020	Highways Department Term Contract (Management and Maintenance of Roads in Tuen Mun and Yuen Long Districts excluding Expressways and High Speed Roads 2021 – 2026)	2026
HyD	HY/2014/08	Construction of tunnel at Yau Ma Tei, reconstruction of a section of the Gascoigne Road Flyover and reprovisioning of affected public facilities at Yau Ma Tei	2026
HyD	HY/2019/13	Construction of administration building and ventilation buildings, and installation of route-wide electrical and mechanical works	2028
HyD	HY/2020/07	Widening of Castle Peak Road between Kwun Tsing Road and Hoi Wing Road	2025
HyD	HY/2020/08	Flyover from Kwai Tsing Interchange Upramp to Kwai Chung Road	2026
HyD	HY/2021/16	Provision of Universal Accessibility Facilities at Footbridges, Elevated Walkways and Subways Package 5 - Contract 2	2025
DSD	DC/2019/12	Upgrading of West Kowloon and Tsuen Wan Sewerage – Phase 2B	2027

EMPLOYER	CONTRACT NO.	CONTRACT TITLE	ANTICIPATED COMPLETION
DSD	DC/2020/03	Drainage Maintenance and Construction in Hong Kong Island and Islands Districts (2021-2025) And Building and Civil Maintenance and Minor Works to DSD Plants and Facilities (2020-2025)	2025
CEDD	CV/2020/01	Site formation and infrastructure works for public housing developments at Pok Fu Lam South	2027
CEDD	CV/2022/07	Site Formation and Infrastructure Works for Public Housing Developments at Long Bin, Yuen Long	2026
CEDD	ED/2018/04	Trunk Road T2 and Infrastructure Works for Developments at the Former South Apron	2026
CEDD	ND/2019/01	Kwu Tung North New Development Area, Phase 1: Site Formation and Infrastructure Works	2026
CEDD	ND/2019/04	Fanling North New Development Area, Phase 1: Fanling Bypass Eastern Section (Shek Wu San Tsuen North to Lung Yeuk Tau)	2026
CEDD	NE/2017/03	Development of Anderson Road Quarry Site - Road Improvement Works and Pedestrian Connectivity Facilities Works Phase 2A	2026
CEDD	NE/2017/05	Widening of Tai Po Road (Sha Tin Section)	2025
CEDD	NL/2020/03	Tung Chung New Town Extension - Major Infrastructure Works in Tung Chung East	2028
CEDD	NL/2020/06	Tung Chung New Town Extension - Site Formation and Infrastructure Works at Tung Chung Valley, Phase 1	2027
CEDD	YL/2020/06	Site Formation and Infrastructure Works for Public Housing Developments at Kam Tin South, Yuen Long – Phase 1	2026
HK & China Gas Co. Ltd.	N/A	Reinstatement Service (Term Contract 2023 – 2025)	2025
Hongkong International Terminals	N/A	Bituminous Re-surfacing Works at Terminal 4, 6, 7, 8, 9 & Depot S (1+1 Term Contract)	2025

1.2.7 The planning approval under A/NE-FTA/192 for the Temporary Asphalt Plant is set to expire on 12 December 2024. To avoid disruption to ongoing projects, the Applicant is submitting a renewal application seeking planning permission to continue utilising the Application Site while maintaining the same operation. This application aims to

maintain existing operations at the Application Site while ensuring no changes to the nature, operation, or site configuration of the Temporary Asphalt Plant, with no adverse impact induced.

- 1.2.8 Since a drainage proposal and its implementation were already received with no comment as mentioned in **paragraph 1.2.2**, the current drainage system of the Temporary Asphalt Plant should be reviewed and improvement for the drainage system, if necessary, should be recommended.

1.3 Site Description

- 1.3.1 The Application Site is located to the east of Man Kam To road and to the north of Hung Kiu San Tsuen as shown in **Figure 1-1**. The Master Layout Plan of the Temporary Asphalt Plant are provided in **Figure 1-2**.

- 1.3.2 Based on the Application Site observation on 11 July 2024, the environs of the Application Site remain the same as those observed in 2019/20, including:

- Some public roads providing access to the metal workshop adjacent to the north of the Application Site surrounding and partially lying within the Application Site.
- A metal workshop locating on the hillside to the northeast of the Application Site.
- A piece of land reserved for developing Poultry Slaughtering Centre but shelved in 2010 located to the southeast of the Application Site.
- Several car repair workshops located to the south and southwest of the Application Site.
- Some other workshops and open storage sites located to the further southwest, across Man Kam To Road.
- Some open storage sites located to the west and northwest.

1.4 Project Description

- 1.4.1 Under the current application, it is proposed to continue utilising the Application Site for the Temporary Asphalt Plant. **As compared with the last approved scheme, there is no change in the nature, and no change to the Application Site configuration, building bulk, site area, form, and major development parameters of the approved Plant, and the Application Site remains unchanged when compared to the previous application.** The Application Site configuration and layout are identical to the approved scheme.

- 1.4.2 There is **no change** in the asphalt production process and operation. The main product of the Temporary Asphalt Plant is Hot Mix Asphalt (“HMA”) consisting of aggregates blended with bitumen. The usage of HMA is mainly for road paving and airport runway. The maximum HMA production rate of the Temporary Asphalt Plant is 160 tonnes/hour using a batch mix production mode with a small quantity of asphalt emulsion is also produced. Since road and airport runway maintenance works are mainly carried out between midnight and early morning, the Temporary

Asphalt Plant must be operated for 24 hours/day. In response to Environmental Protection Department (“EPD”)’s control of “Land Filling and Fly-tipping” policy, up to 85,000 tonnes of Reclaimed Asphalt Pavement (“RAP”) per year are consumed in the asphalt production

1.4.3 There will be **no change** to the building bulk, site area, form, and major development parameters of the Temporary Asphalt Plant after obtaining the approval with conditions from TPB on 12 December 2019 as mentioned in **paragraph 1.2.2**.

1.5 Objectives of the Report

1.5.1 The objectives of this Drainage Review are to:

- Review the existing drainage system within the Application Site with reference to the drainage proposal and its implementation accepted in 2020 as mentioned in **paragraph 1.2.2**.
- Review the existing drainage condition and recommend measures if necessary.

Figure 1-1 Site Boundary and Locations

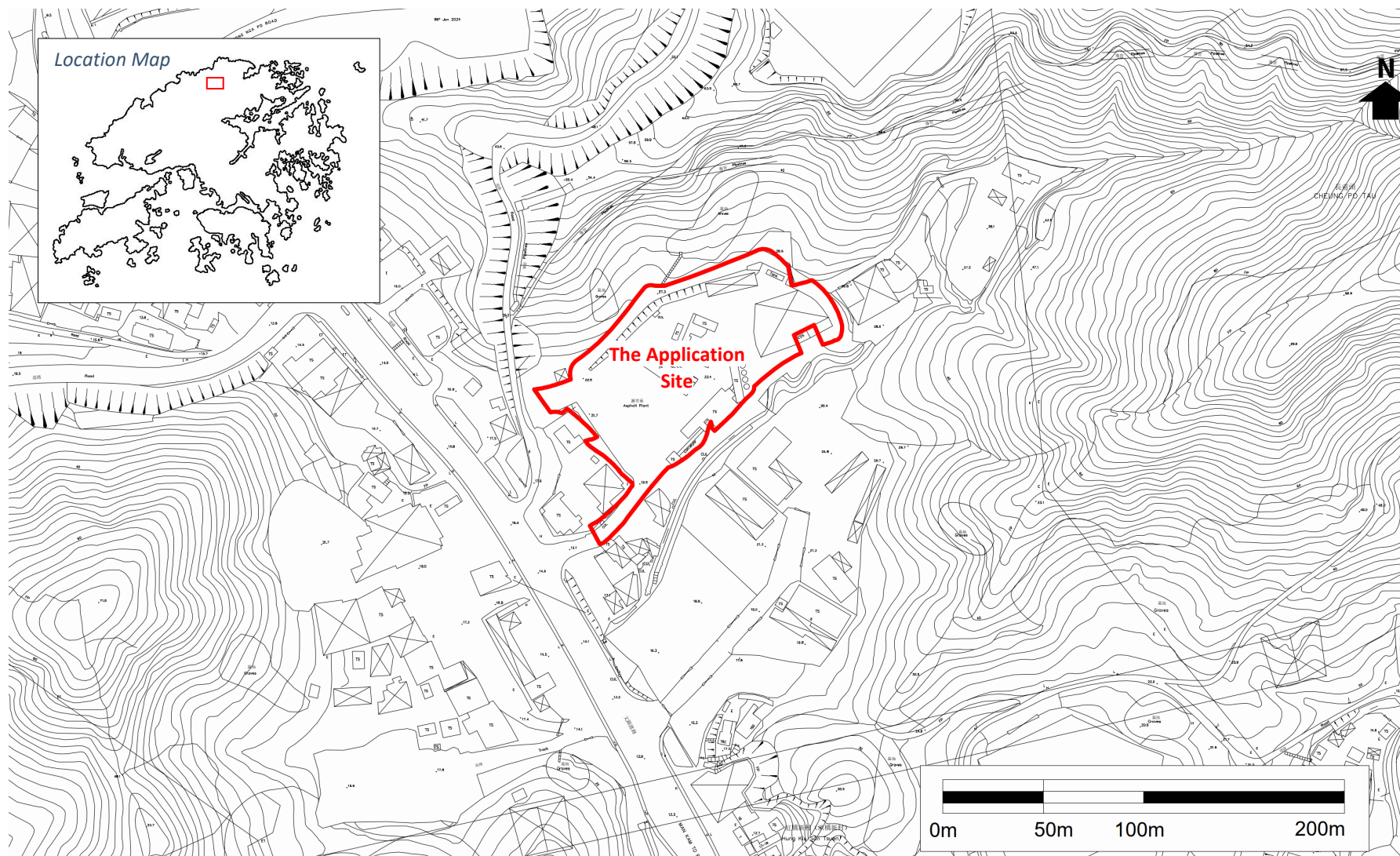
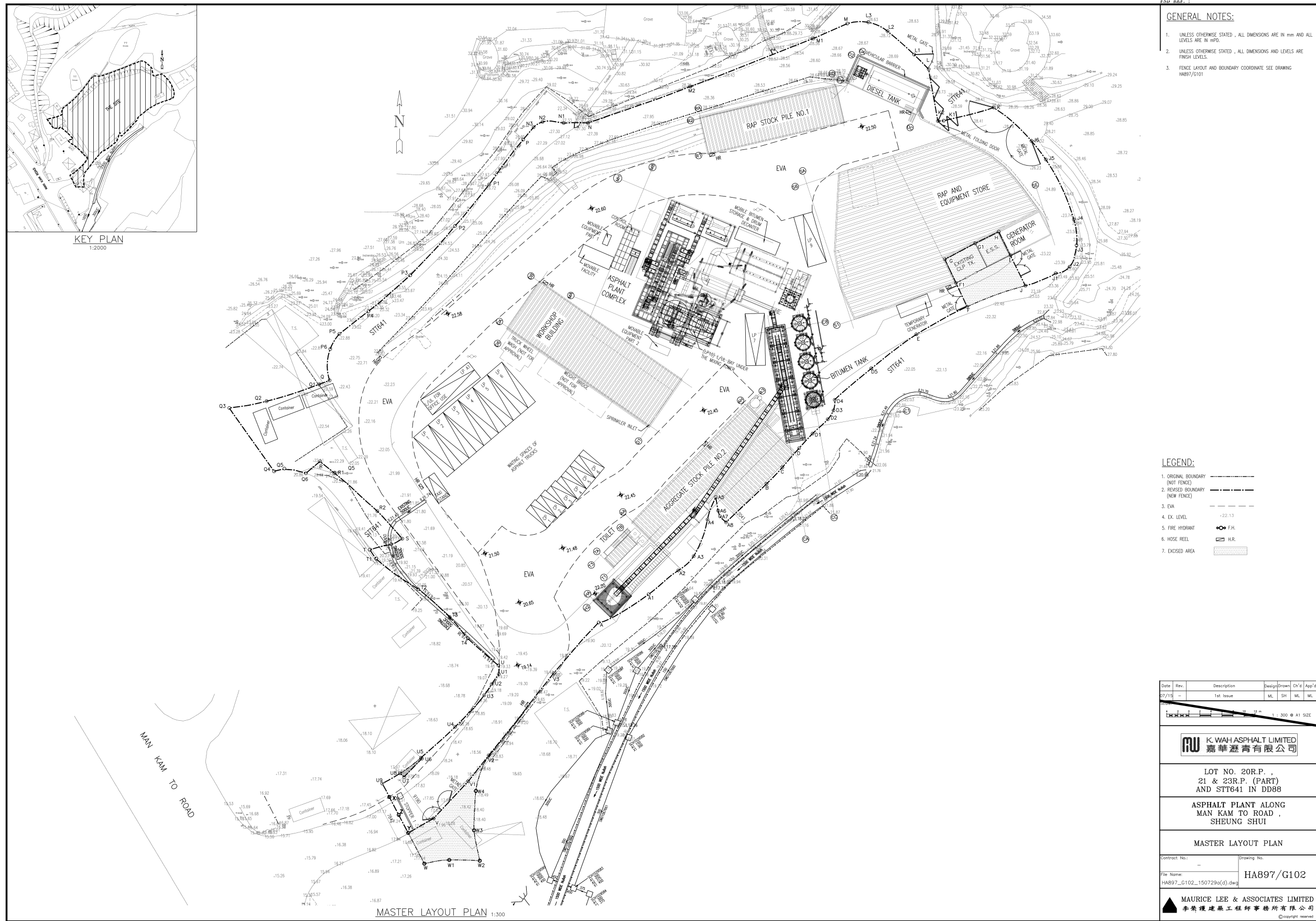


Figure 1-2 Master Layout Plan



2 REVIEW OF EXISTING DRAINAGE AND ENVIRONMENT

2.1 Existing Conditions

2.1.1 A Site visit was carried out on 11 July 2024 to review the current situation of the drainage system within the Application Site. Based on the Application Site observations, the drainage system was already in place within the Application Site, the same as that shown in the drainage proposal accepted in 2020 as mentioned in **paragraph 1.2.2**.

2.1.2 Surface runoff could be discharged into the stormwater drainage system outside the Application Site as reported in the implementation of drainage proposal accepted in 2020.

2.2 Drainage Review

2.2.1 As mentioned in **paragraph 1.2.2**, the Drainage Layout Plan shown in **Figure B-1 of Appendix B** was approved by BD on 28 March 2017. For ease of reference, a simplified Drainage Layout Plan showing the drainage data which is extracted from the drainage proposal received no comment from DSD on 27 August 2020 is shown in **Figure B-2 of Appendix B**. The letters showing no comment on the drainage proposal on 27 August 2020 and acceptance for the implementation of drainage proposal on 14 December 2020 are enclosed in **Appendix C**.

2.2.2 Based on the Drainage Layout Plan, the existing drainage system within the Application Site was observed on 11 July 2024 to be the same as the approved Drainage Layout Plan.

2.2.3 Surface runoff from the Application Site is collected by the existing on-site drainage system and discharged to the following locations:

- A discharge point located to the southwest of the Application Site connected to a 1.5m wide open channel.
- Two discharge points located to the south of the Application Site connected to a 1.5m wide open channel.
- A discharge point located to the southeast of the Application Site connected to a 580mm wide U-channel, which further connected to the downstream 1.5m wide open channel.

2.2.4 In addition, two 200mm U-channels at the Application Site entrance on the EVA are provided to prevent water from overflowing via the EVA and Site entrance onto Man Kam To Road. A pump is provided to carry the water from the EVA and discharge it into the 1.5m open channel.

2.2.5 Site area of the Temporary Asphalt Plant will remain the same. Hence, there will be no increase in surface runoff for this Planning Application.

2.2.6 As mentioned above, there is no difference between the existing drainage system and the approved Drainage Layout Plan based on the Application Site observations on 11 July 2024. The drainage system was observed to be properly maintained.

2.2.7 The drains are properly maintained without any blockage. The Application Site paving conditions are good. These observations can be referred to the photographs provided in **Figure B-3** of **Appendix B**.

2.3 Recommendations

2.3.1 Though no modification to the existing drainage system within the Application Site is and will be made, it is recommended that the on-site drainage system is continued to be visually inspected and maintained regularly to make sure the drains will not be blocked.

3 CONCLUSION

- 3.1.1 The existing Temporary Asphalt Plant has been in operation since 2017 after obtaining the approval with conditions from TPB for Planning Application No. A/NE-FTA/148 in 2014 and approval with conditions from TPB for Planning Renewal Application No. A/NE-FTA/192 in 2019. This Planning Application aims to renew the latest planning permission under Planning Application No. A/NE-FTA/192 from TPB which will expire on 12 December 2024 such that the Applicant can be given opportunity to continue using the Application Site for the Temporary Asphalt Plant. Considering the Temporary Asphalt Plant supplies asphalt for major infrastructure projects, airport runway and road maintenance works, it is necessary to keep the Temporary Asphalt Plant operation to avoid any disruption in the progress of the involved projects. In the light of this reason, the Applicant would like to apply for the Temporary Asphalt Plant operation for the other five years by submitting a planning application under Section 16 of TPO.
- 3.1.2 This Drainage Review is prepared to support the Renewal Planning Application.
- 3.1.3 The existing drainage system within the Application Site was observed on 11 July 2024 to be the same as the Drainage Layout Plan approved by BD on 28 March 2017 and is with the same as the findings reported in the drainage proposal received with no comment from DSD on 27 August 2020, as mentioned in **paragraph 1.2.2**.
- 3.1.4 Since the Temporary Asphalt Plant operation in 2017, no flooding due to the Temporary Asphalt Plant during inclement weathers including Super Typhoon Hato in August 2017, Super Typhoon Mangkhut in 2018, extreme rainfall in September 2023, etc., has been caused.
- 3.1.5 On this basis, and with the on-site drains maintained properly, no adverse drainage impact is anticipated due to the Temporary Asphalt Plant.
- 3.1.6 The Applicant will continue to carry out routine inspection and maintenance of on-site drainage system to avoid blockage, as described in **Section 2.3**.

Appendix A Letter of Compliance from Planning Department for A/NE-FTA/148

07-MAR-2017 11:04 FROM

TO 25216631

P.001

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference: MKRNT/DEL/62
本署檔號 Our Reference: () in TPB/A/NE-FTA/148
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Project File:	
Fin File:	
• Contract	
• Cor/Neg	
• Billing	
• Sub. Con.	

Handwritten notes on form: MKRNT, 7.3.17, Initial, Date, CHS, C7, del, J.C.

By Post and Fax (25216631)
6 March 2017

Townland Consultants Limited
18th Floor, 101 King's Road,
North Point, Hong Kong
(Attn.: Ms. Cindy Tsang)

Dear Ms. Tsang,

**Proposed Temporary Asphalt Plant for a Period of 5 Years
in "Open Storage" zone, Lots 20RP, 21 and 23 RP(Part) in D.D. 88
and adjoining Government Land to the East of Man Kam To Road, Sheung Shui**


(Compliance with Approval Condition (b) for Applications No. A/NE-FTA/148 and 148-2)

I refer to your letter dated 9.2.2017 for compliance with approval condition (b) in relation to the provision of drainage facilities at the captioned site, the planning permission of which was granted by the Rural and New Town Planning Committee (RNTPC) of the TPB on 12.12.2014 under Application No. A/NE-FTA/148. Subsequently, the applicant applied under section 16A(2) of the Town Planning Ordinance for Class B amendment to the planning permission under Application No. A/NE-FTA/148-2 which was approved with conditions by the RNTPC of the TPB on 23.10.2015.

The Chief Engineer/Mainland North, Drainage Service Department (Contact person: Mr. Leslic S.Y. Lau; Tel.: 2300 1135) has been consulted on your submission. He has conducted site inspection on 24.2.2017 and considers the approval condition (b) has been complied with.

Should you have any queries, please feel free to contact Ms. Cindy K.F. WONG of this department at 2158 6241.

Yours faithfully,


(Ms Jessica Chu)
for and on behalf of
Director of Planning

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



07-MAR-2017 11:21

98%

P.01

07-MAR-2017 11:04 FROM

TO 25216631

P.002

- 2 -

c.c.
CE/MN, DSD (Attn: Mr Leslie S. Y. Lau)

Internal
CTP/TPB(1)

Site record

JC/CW/cw

07-MAR-2017 11:21

97%

TOTAL P.002
P.02

Appendix B Approved Drainage Layout Plan

Figure B-1 Drainage Layout Plan approved by BD

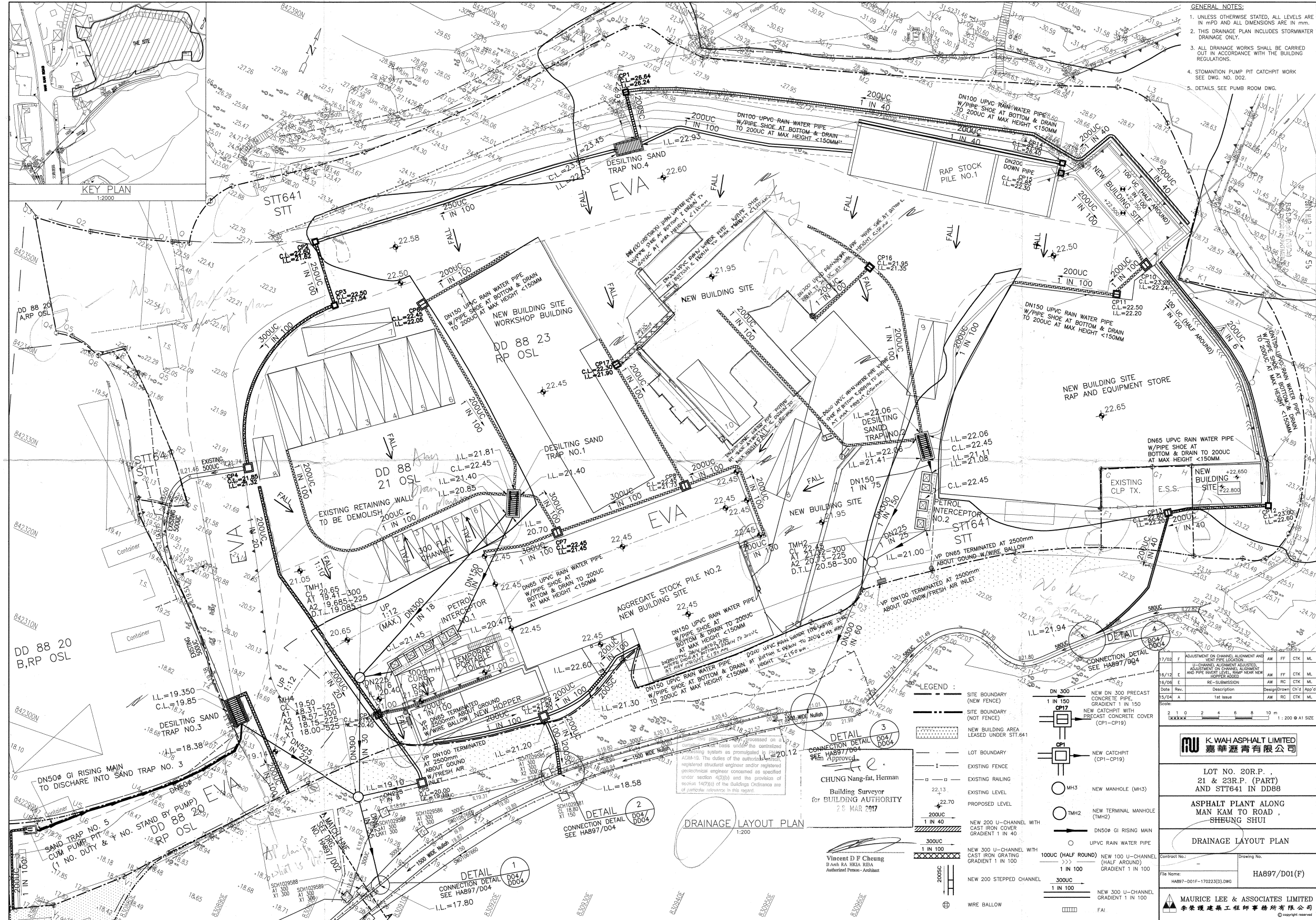


Figure B-2 Simplified Drainage Layout Plan

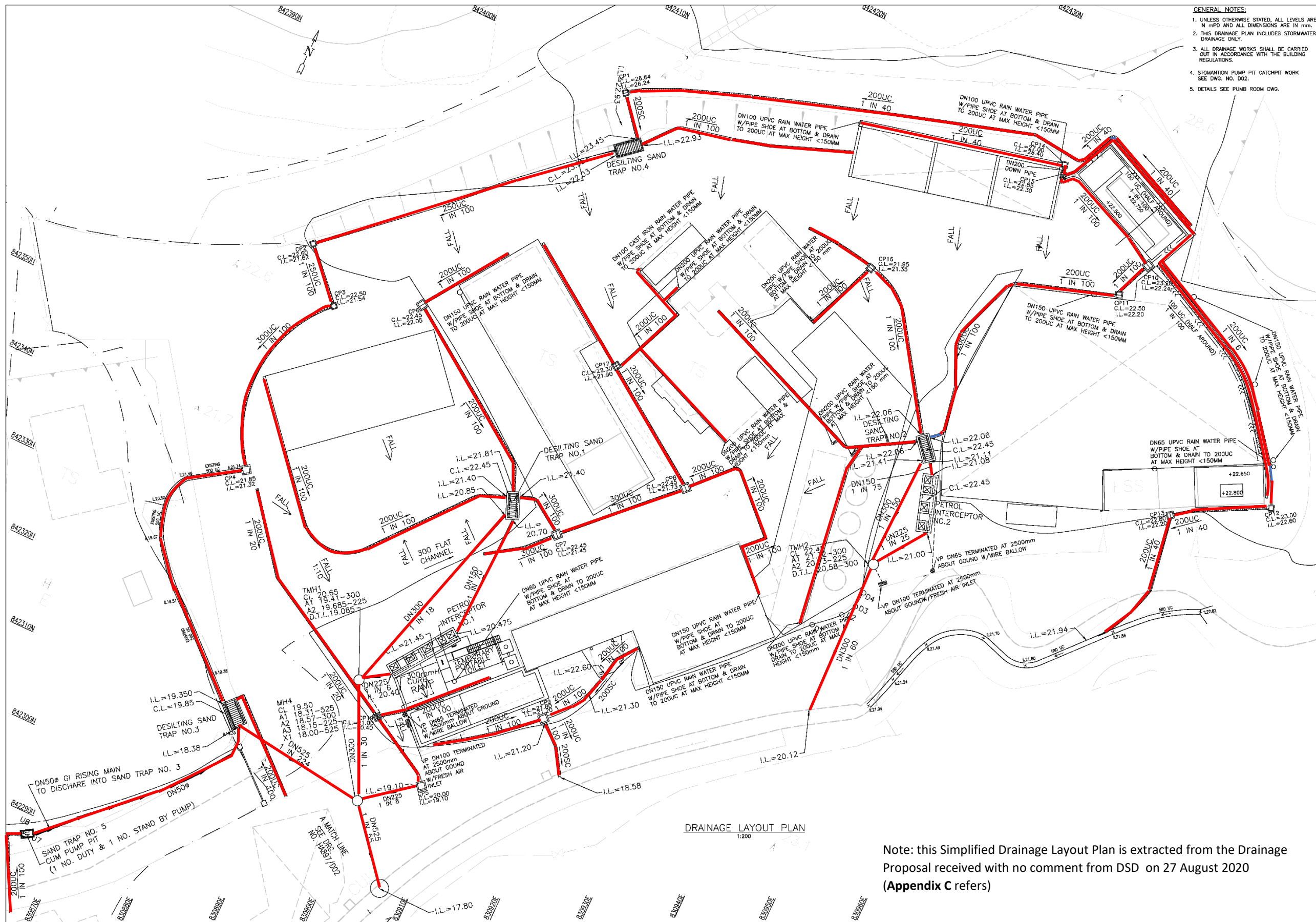


Figure B-3 Drainage Layout Plan Indicating Drainage Data



Appendix C Letters from Planning Department for A/NE-FTA/192

規 劃 署

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Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong.

本函檔號 Your Reference ADCL/PLG-10189/L005
本署檔號 Our Reference () in TPB/A/NE-FTA/192
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Aikon Development Consultancy Limited
Unit 1310, 13/F, Tower 2 Metroplaza,
223 Hing Fong Road, Kwai Chung
New Territories, Hong Kong
(Attn.: Mr. Thomas LUK)

By Post and Fax (3180 7611)

27 August 2020

Dear Mr. LUK,

**Renewal of Planning Approval for Temporary Asphalt Plant for a Period of 5 Years
in “Open Storage” Zone, Lots 20 RP (Part), 21 and 23 RP (Part) in D.D. 88,
and adjoining Government Land, East of Man Kam To Road, New Territories**

(Compliance with Approval Conditions (c) and (g) for Application No. A/NE-FTA/192)

I refer to your submission received on 31.7.2020 for compliance with approval conditions (c) and (g) in relation to the submission of drainage proposal and implementation of noise mitigation measures under the captioned application.

Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Henry W. C. YU; Tel.: 2300 1407) has been consulted and has no comment on the submission. As such, approval condition (c) is considered complied with. His advisory comments are attached at **Appendix I**.

Please proceed to implement the accepted drainage proposal for compliance with approval condition (d). In order to facilitate compliance checking, you are required to provide a set of completion photo records with viewpoints indicated on the accepted proposals for inspection.

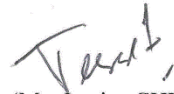
Note: the paragraph of this letter and Appendix II were related to comments from the other department for the other non-drainage aspect which was discharged on 26 July 2021. To avoid misunderstanding, this paragraph is hidden and Appendix II regarding the other aspect of this letter is not attached.

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - “We plan to make Hong Kong an international city of world prominence.”



Should you have any queries, please feel free to contact Ms. Wendy W. L. LEE of this department at 2158 6241.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Jessica Chu', written in a cursive style.

(Ms. Jessica CHU)
for and on behalf of
Director of Planning

Appendix I

Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Henry YU; Tel.: 2300 1407):

- (a) the “existing nullah” to which the applicant proposed to discharge the storm water from the subject site is maintained by DSD. The applicant should clear the silting, debris and fallen leaves in their proposed drainage system regularly such that no debris, silting and fallen leaves will be washed down to DSD's stormwater drainage system in the downstream;
- (b) the applicant is required to construct and maintain the proposed drainage works properly and rectify the drainage systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the systems. For works undertaken outside the lot boundary, prior consent and agreement from DLO/N and/or relevant private lot owners should be sought;
- (c) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- (d) the lot owner / developer shall take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the developer shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from; and
- (e) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary.

規 劃 署

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沙田政府合署 13 樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T.

本函檔號 Your Reference : ADCL/PLG-10189/L009
本署檔號 Our Reference : () in TPB/A/NE-FTA/192
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax (3180 7611)

Aikon Development Consultancy Limited
Unit 1310, Level 13
Tower 2 Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Mr. Thomas LUK)

14 December 2020

Dear Mr. LUK,

Renewal of Planning Approval for Temporary Asphalt Plant for a Period of 5 Years in “Open Storage” Zone, Lots 20 RP (Part), 21 and 23 RP (Part) in D.D. 88 and adjoining Government Land, East of Man Kam To Road, Sheung Shui

(Compliance with Approval Condition (d) for Application No. A/NE-FTA/192)

I refer to your submission dated 19.11.2020 for compliance with approval condition (d) in relation to the implementation of drainage proposal under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Henry YU; Tel. No.: 2300 1407) has been consulted and advised that the implementation of drainage facilities on site was acceptable. As such, approval condition (d) is considered complied with. His advisory comments are attached at **Appendix I**.

Should you have any queries, please feel free to contact Ms. Wendy W. L. LEE of this department at 2158 6241.

Yours faithfully,



(Ms. Jessica CHU)
for and on behalf of
Director of Planning

我們的理想 – 「透過規劃工作，使香港成為世界知名的國際都市。」
Our Vision – “We plan to make Hong Kong an international city of world prominence.”



Appendix I

Comments of the Chief Engineer/Mainland North, Drainage Services Department
(Contact Person: Mr. Henry YU; Tel. No.: 2300 1407):

- (a) the applicant is reminded that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities; and
- (b) the applicant shall make sure that rain water falling onto the subject site shall be collected by a drainage system and conveyed to a proper discharge point(s). The applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system.