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Date: 5 April 2024

TPB Ref.: A/NE-FTA/239

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years at Lot 143 (Part) in D.D. 52 & Adjoining Government Land, Sheung Shui, New Territories

Our response to the comments of the CE/MN, DSD is found below:

- (a) The applicant noted that all proposed works would be at least 3m away from the existing streamcourse to the west of the application site. All the proposed works in the vicinity of the streamcourse would not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary would be provided at the resources of the applicant to CE/MN, DSD's satisfaction.
- (c) The applicant noted that minimization of the possible adverse environmental impacts on the existing streamcourse in his design and during construction. DEP and DAFC would be consulted on possible environmental and/or ecological impacts of the development.
- (d) The site is in area where no public sewerage connection is available. EPD would be consulted regarding the sewage treatment/disposal facilities for the proposed development.

Our response to the CE/MN, DSD's comments on the drainage proposal is found below:

- (a) The utilization of the proposed 300mm U-channel is about 50% at the proposed gradient 1:22 so that it is found adequate for the proposed development.
- (b) The details of the proposed connection from the catchpit to the existing natural streamcourse is shown in attached drawing. A stepped channel is proposed connecting the terminal catchpit at the application site.
- (c) A drainage plan is shown in Figure 4 to show the size, levels and routes of the proposed drainage. The details (invert levels, gradient, generation section, etc.) of the proposed drain/surface channel, catchpits and the discharge structure are provided.
- (d) Catchpits and sand trap would be provided at the outlets of the proposed drainage system as shown in Figure 4. The details of the catchpit and sand trap are provided in attached drawing.
- (e) A catchpit with covers would be provided where there is a change of direction

of the channel/drain. The details of the catchpit with covers is provided in attached drawing.

- (f) The cover levels of the proposed channels would be flushed with the existing adjoining ground level.
- (g) The stormwater generated to the application site would fall into the existing streamcourse due to topography and there is no other discharge outlet for the proposed drainage system. No site formation will be carried out so that it would not interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- (h) The site is surrounded by site hoarding and streamcourse is found to the immediate west of the application site. The site is also adjoining another site to the north so that photos will be submitted at later stage when the site hoarding is removed for construction of drainage works.
- (i) The applicant would provide 100mm gap at the toe of the site hoarding.
- (j) The applicant noted that all existing flow oaths as well as the run-off falling onto and passing through the site would be intercepted and disposed of via proper discharge points. The applicant would ensure that no works, including any site formation works would be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- (k) The proposed drainage works whether within or outside the site boundary, would be constructed and maintained by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.
- (l) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.
- (m) The applicant and the successive lot owners would allow connections from the adjacent lots to completed drainage works on Government Land when so required.
- (n) For works to be undertaken outside the lot boundary, the applicant would obtain prior consent and agreement from DLO/N and/or relevant private lot owners.
- (o) The applicant would make good all the adjacent affected areas upon the completion of the drainage works.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Amy CHONG) –
By Email