

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/NE-KLH/658

Our Ref.: P25046/TL25382

11 November 2025

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail

tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and
Associated Filling of Land for a Period of 3 Years in "Village Type Development"
and "Agriculture" Zones, Various Lots in D.D. 9, Yuen Leng, Tai Po, New Territories**
(Application No.: A/NE-KLH/658)

We write to submit FI in response to departmental comment(s) for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/STN, PlanD

Further Information for Planning Application No. A/NE-KLH/658**Response-to-Comments****Comments from the Water Supplies Department**

Contact person: Ms. Kathy WONG (Tel.: 2152 5752)

I.	Comments	Responses
1.	Having reviewed the information submitted in your FI05 on 22 Oct 2025, there is still insufficient information to prove and demonstrate that the “Conditions of Working within Gathering Grounds” will be fully complied with. Therefore, our comments issued to you by email on 20 Oct 2025 remain valid.	Your comments are well noted. The applicant will employ construction contractor when commencing the proposed development. The “Conditions of Working within Gathering Grounds” will be strictly complied with when commencing the proposed development.

Comments from the Drainage Services Department

Contact person: Ms. Karen HO (Tel.: 2300 1364)

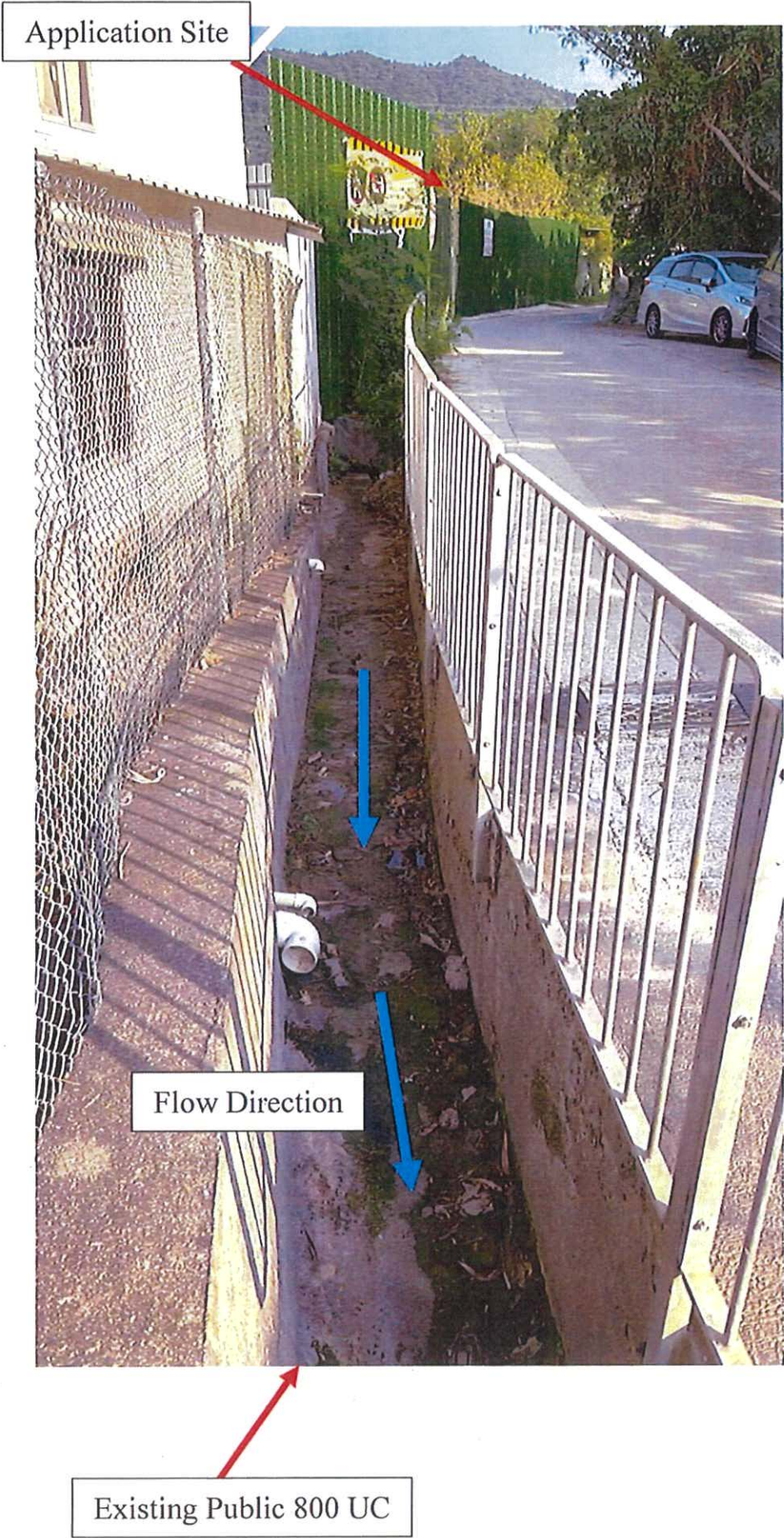
II.	Comments	Responses
1.	The drainage flow path from the drainage facilities within the Site to the public drainage system / streamcourse / sea / any recognized drainage facilities shown in LandsD map should be provided in associated with supporting site photos.	Please refer to the Viewpoint photos.
2.	Please provide topography of the adjacent areas.	Please refer to Plan 5.2 for the topography of the adjacent areas.
3.	Catchpit should be provided at intersections of u-channels.	Catchpit is provided at intersections of u-channels. Please refer to Plan 5.1a.
4.	Please specify the extent of the proposed hoarding and location of the hoarding opening on the plan.	Noted. The extent of the proposed hoarding and location of the hoarding opening is specified on Plan 5.1a. Please refer to the Legend on the Plan.
5.	The proposed drainage works, whether within or outside the application site, should be constructed and maintained by the applicant at his expense. Please specify the	Noted. Please refer to Plan 5.1a.

	maintenance responsibility of the proposed drainage works in the proposal.	
6.	The existing u-channel proposed for discharge of runoff from the application site is not maintained by DSD. The applicant shall resolve any conflict / disagreement arisen for discharging runoff from the application site to the proposed discharge points. Moreover, the applicant should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site. Regular maintenance should be carried out by the applicant to avoid blockage of the system.	Noted.
7.	The proposed drainage works, whether within or outside the application site(s), should be constructed and maintained by the applicant(s) at his/their expense.	Noted.
8.	The applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.	Noted.
9.	DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through government land and/or other private lot(s). The applicant(s) shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented on site.	Noted.

10.	The applicant should 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 project. In the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.	Noted.
11.	The applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his project and all upstream catchments.	Noted.

- END -

Viewpoint 1



Viewpoint 2



Existing Public 800 UC to Existing Public 800 Underground UC

1 For Catchment Area A	Ref.																
Area, A = 1080 m ² Average slope, H = 0.1 m per 100m Distance on the line of natural flow, L = 20 m Time of concentration, t ₀ = 0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (20) / (0.1 ^{0.2} *1080 ^{0.1}) = 2.3 min	SDM 7.5.2 (d)																
2 For Proposed UC in Catchment Area A																	
<table><tr><td></td><td>From</td><td>To</td></tr><tr><td>Ground level (mPD)</td><td>31.50</td><td>31.30</td></tr><tr><td>Invert level (mPD)</td><td>30.94</td><td>30.54</td></tr></table> Width of u-channel, w = 350 mm Length of u-channel, L _c = 80 m Depth of vertical part of u-channel, d = 585 mm Gradient of u-channel, S _f = (30.94-30.54)/80 = 0.005 Cross-Section Area, a = 0.5 π r ² + w d = 0.5 x 3.14 x 175 ² + 350 x 585 = 0.253 m ² Wetted Perimeter, p = π r + 2 d = 3.14 x 175 + 2 x 585 = 1.720 m Hydraulic radius, R = a / p = 0.147 m		From	To	Ground level (mPD)	31.50	31.30	Invert level (mPD)	30.94	30.54	SDM 8.2.1							
	From	To															
Ground level (mPD)	31.50	31.30															
Invert level (mPD)	30.94	30.54															
3 Use Manning Equation for estimating velocity of stormwater																	
Take n = 0.016 for concrete lined channels:- Allowable velocity, v = R ^{1/6} x (RS _f) ^{1/2} / n = (0.147) ^{1/6} x (0.147 x 0.005) ^{1/2} / 0.016 = 1.23 m/s Time of flow, t _f = 1.1 min	SDM Table 13 SDM Table 12																
4 Use "Rational Method" for calculation of design flow																	
Design intensity, i = a / (t ₀ + t _f + b) ^c = 505.5 / (2.3+1.1+3.29) ^{0.355} for return period T = 50 years = 258	SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a																
<table><tr><td>Type of surface</td><td>Runoff Coefficient C</td><td>Catchment Area A (m²)</td><td>C x A</td></tr><tr><td>Flat Glassland(heavy soil)</td><td>0.25</td><td>0.0</td><td>0.0</td></tr><tr><td>Concrete Paving</td><td>0.95</td><td>1080.0</td><td>1026.0</td></tr><tr><td colspan="3">SUM =</td><td>1026.0</td></tr></table> Upstream flow, Q _u = 0 m ³ /s Design flow, Q _d = 0.278i Σ C _f A _i + Q _u where A _i is in km ² = 0.278 x 258 x 1026 / 1000000 + 0 = 0.074 m ³ /s Allowable flow, Q _a = a x v = 0.253 x 1.23 = 0.311 m ³ /s > Q _d (O.K.)	Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A	Flat Glassland(heavy soil)	0.25	0.0	0.0	Concrete Paving	0.95	1080.0	1026.0	SUM =			1026.0	SDM 7.5.2 (b) <
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A														
Flat Glassland(heavy soil)	0.25	0.0	0.0														
Concrete Paving	0.95	1080.0	1026.0														
SUM =			1026.0														

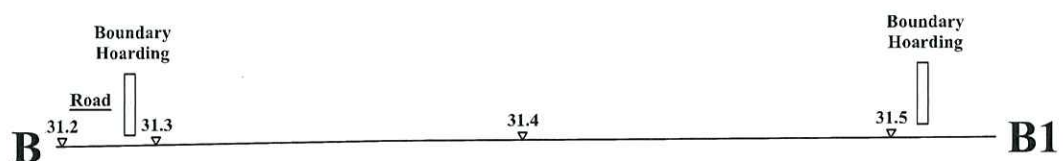
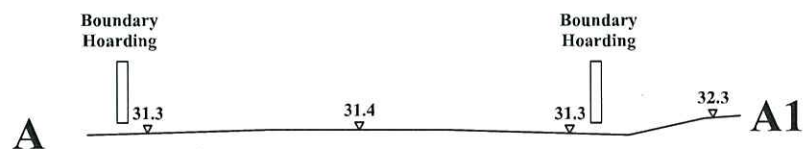
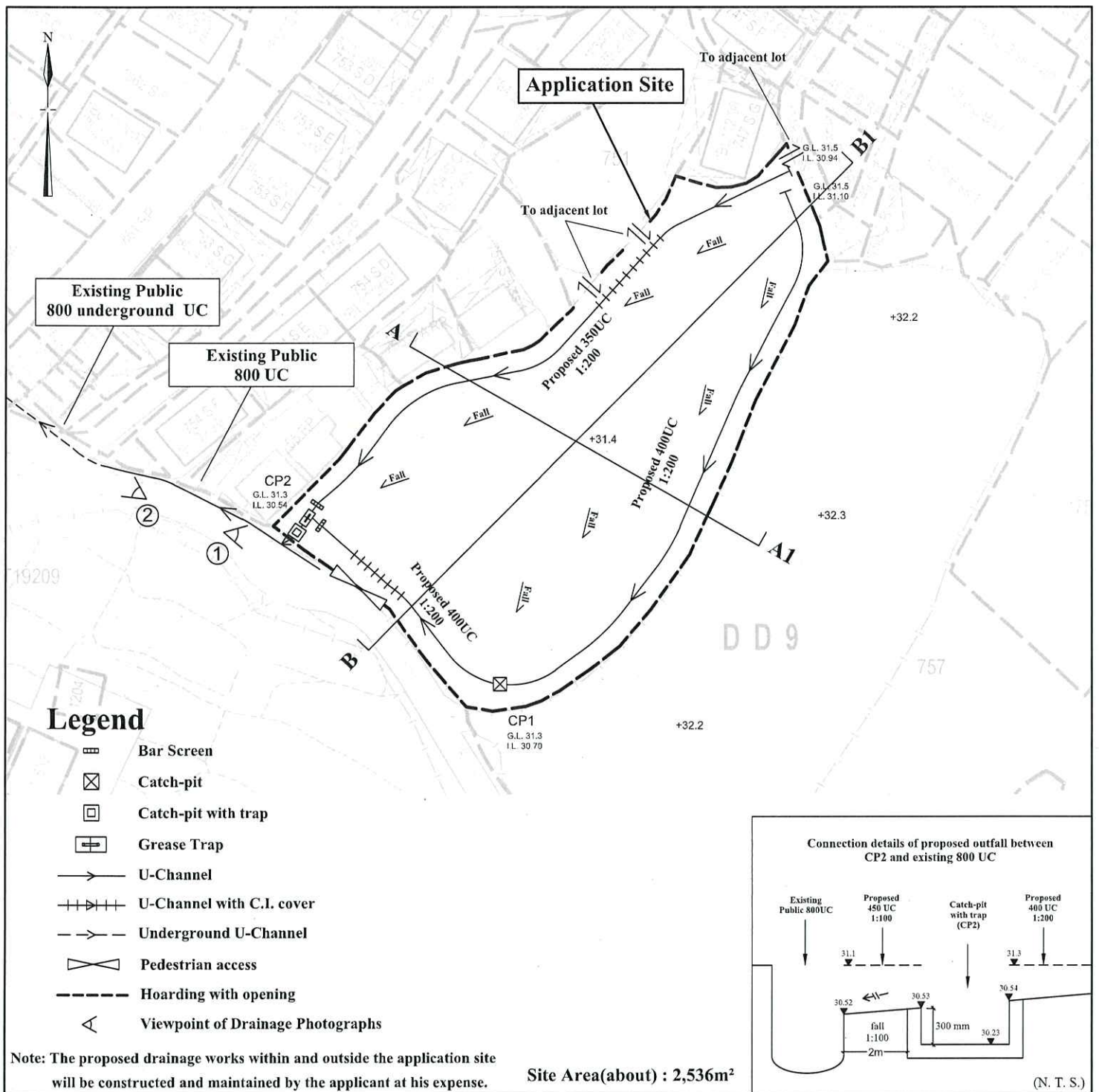
Scale: NA	Hydraulic Calculation	Goldrich Planners & Surveyors Ltd.
November 2025	Lots 756 S.A - 756 S.P and 756 RP in D.D. 9 Tai Po, New Territories	Page 1 (P25046)

1 For Catchment Area B		Ref.									
Area, A	= 4270 m ²										
Average slope, H	= 0.1 m per 100m										
Distance on the line of natural flow, L	= 46 m										
Time of concentration, t ₀	= $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (46) / (0.1 ^{0.2} 4270 ^{0.1}) = 4.6 min	SDM 7.5.2 (d)									
2 For Proposed UC in Catchment Area B											
	<table> <tr> <th></th><th>From</th><th>To</th></tr> <tr> <td>Ground level (mPD)</td><td>31.50</td><td>31.30</td></tr> <tr> <td>Invert level (mPD)</td><td>31.10</td><td>30.54</td></tr> </table>		From	To	Ground level (mPD)	31.50	31.30	Invert level (mPD)	31.10	30.54	
	From	To									
Ground level (mPD)	31.50	31.30									
Invert level (mPD)	31.10	30.54									
Width of u-channel, w	= 400 mm										
Length of u-channel, L _c	= 111.6 m										
Depth of vertical part of u-channel, d	= 560 mm										
Gradient of u-channel, S _f	= (31.1-30.54)/111.6 = 0.005										
Cross-Section Area, a	= $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 200 ² + 400 x 560 = 0.287 m ²										
Wetted Perimeter, p	= $\pi r + 2 d$ = 3.14 x 200 + 2 x 560 = 1.748 m										
Hydraulic radius, R	= a / p = 0.164 m	SDM 8.2.1									
3 Use Manning Equation for estimating velocity of stormwater											
Take n	= 0.016 for concrete lined channels:-	SDM Table 13									
Allowable velocity, v	= $R^{1/6} \times (RS_f)^{1/2} / n$ = (0.164) ^{1/6} x (0.164 x 0.005) ^{1/2} / 0.016 = 1.33 m/s	SDM Table 12									
Time of flow, t _f	= 1.4 min										
4 Use "Rational Method" for calculation of design flow											
Design intensity, i	= a / (t ₀ + t _f + b) ^c = 505.5 / (4.6+1.4+3.29) ^{0.355} for return period T = 50 years = 229	SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a									
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)									
Flat Grassland (heavy soil)	0.25	0.0									
Concrete Paving	0.95	4270.0									
		SUM = 4056.5									
Upstream flow, Q _u	= 0 m ³ /s										
Design flow, Q _d	= 0.278i Σ C _r A _i + Q _u where A _i is in km ² = 0.278 x 229 x 4056.5 / 1000000 + 0 = 0.259 m ³ /s	SDM 7.5.2 (a)									
Allowable flow, Q _a	= a x v = 0.287 x 1.33 = 0.381 m ³ /s > Q _d (O.K.)										
Reference was made to Stormwater Drainage Manual (SDM) by DSD											

Scale: NA	Hydraulic Calculation	Goldrich Planners & Surveyors Ltd.
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1 For Connection between CP2 and Existing Public 800 UC		Ref.									
Area, A	= 0 m ²										
Average slope, H	= 0.1 m per 100m										
Distance on the line of natural flow, L	= 0 m										
Time of concentration, t ₀	= $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (0) / (0.1 ^{0.2} 0 ^{0.1}) = 0.0 min	SDM 7.5.2 (d)									
2 For Proposed UC in between CP2 and Existing Public 800 UC											
	<table> <tr> <th></th><th>From</th><th>To</th></tr> <tr> <td>Ground level (mPD)</td><td>31.30</td><td>31.10</td></tr> <tr> <td>Invert level (mPD)</td><td>30.54</td><td>30.52</td></tr> </table>		From	To	Ground level (mPD)	31.30	31.10	Invert level (mPD)	30.54	30.52	
	From	To									
Ground level (mPD)	31.30	31.10									
Invert level (mPD)	30.54	30.52									
Width of u-channel, w	= 450 mm										
Length of u-channel, L _c	= 2 m										
Depth of vertical part of u-channel, d	= 355 mm										
Gradient of u-channel, S _f	= (30.54-30.52)/2 = 0.010										
Cross-Section Area, a	= $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 225 ² + 450 x 355 = 0.239 m ²										
Wetted Perimeter, p	= $\pi r + 2 d$ = 3.14 x 225 + 2 x 355 = 1.417 m										
Hydraulic radius, R	= a / p = 0.169 m	SDM 8.2.1									
3 Use Manning Equation for estimating velocity of stormwater											
Take n	= 0.016 for concrete lined channels:-	SDM Table 13									
Allowable velocity, v	= $R^{1/6} \times (RS_f)^{1/2} / n$ = (0.169) ^{1/6} x (0.169 x 0.01) ^{1/2} / 0.016 = 1.91 m/s	SDM Table 12									
Time of flow, t _f	= 0.0 min										
4 Use "Rational Method" for calculation of design flow											
Design intensity, i	= $a / (t_0 + t_f + b)^c$ = 505.5 / (0+0+3.29) ^{0.355} = 331	SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a									
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)									
Flat Grassland (heavy soil)	0.25	0.0									
Concrete Paving	0.95	0.0									
		SUM = 0.0									
Upstream flow, Q _u	= 0.333 m ³ /s										
Design flow, Q _d	= $0.278i \sum C_i A_i + Q_u$ where A _i is in km ² = 0.278 x 331 x 0 / 1000000 + 0.333 = 0.333 m ³ /s	SDM 7.5.2 (a)									
Allowable flow, Q _a	= a x v = 0.239 x 1.91 = 0.457 m ³ /s										
	> Q _d (O.K.)										
Reference was made to Stormwater Drainage Manual (SDM) by DSD											

Scale: NA	Hydraulic Calculation Lots 756 S.A - 756 S.P and 756 RP in D.D. 9 Tai Po, New Territories	Goldrich Planners & Surveyors Ltd.
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1:500 (A3)

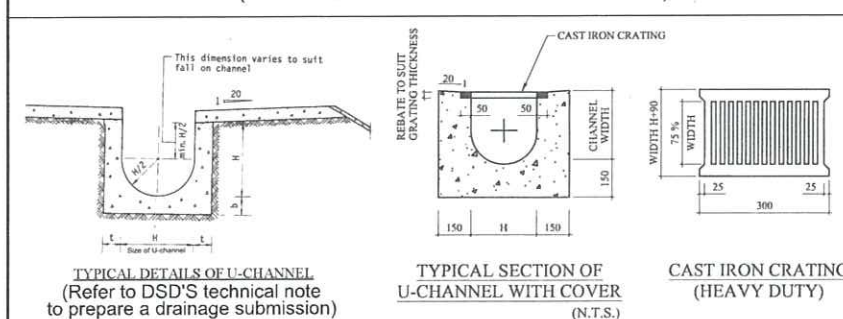
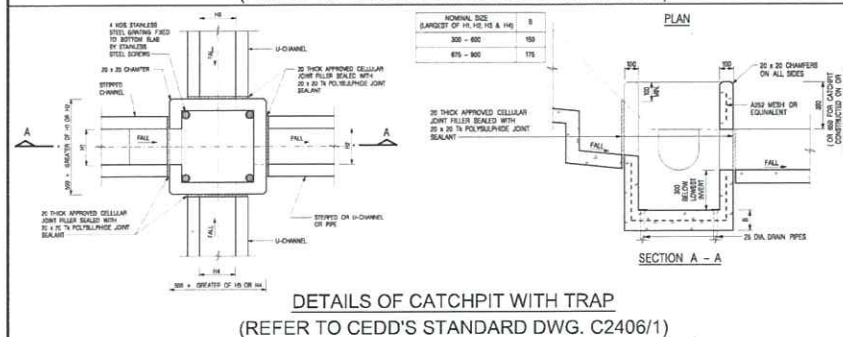
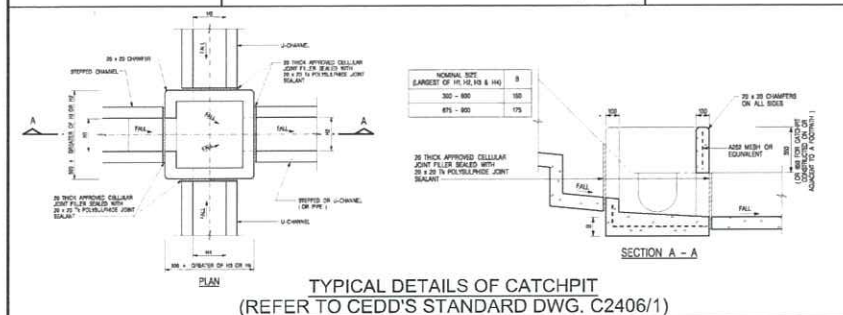
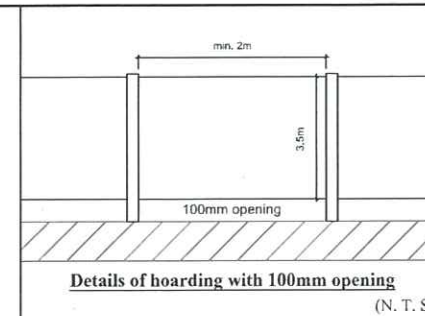
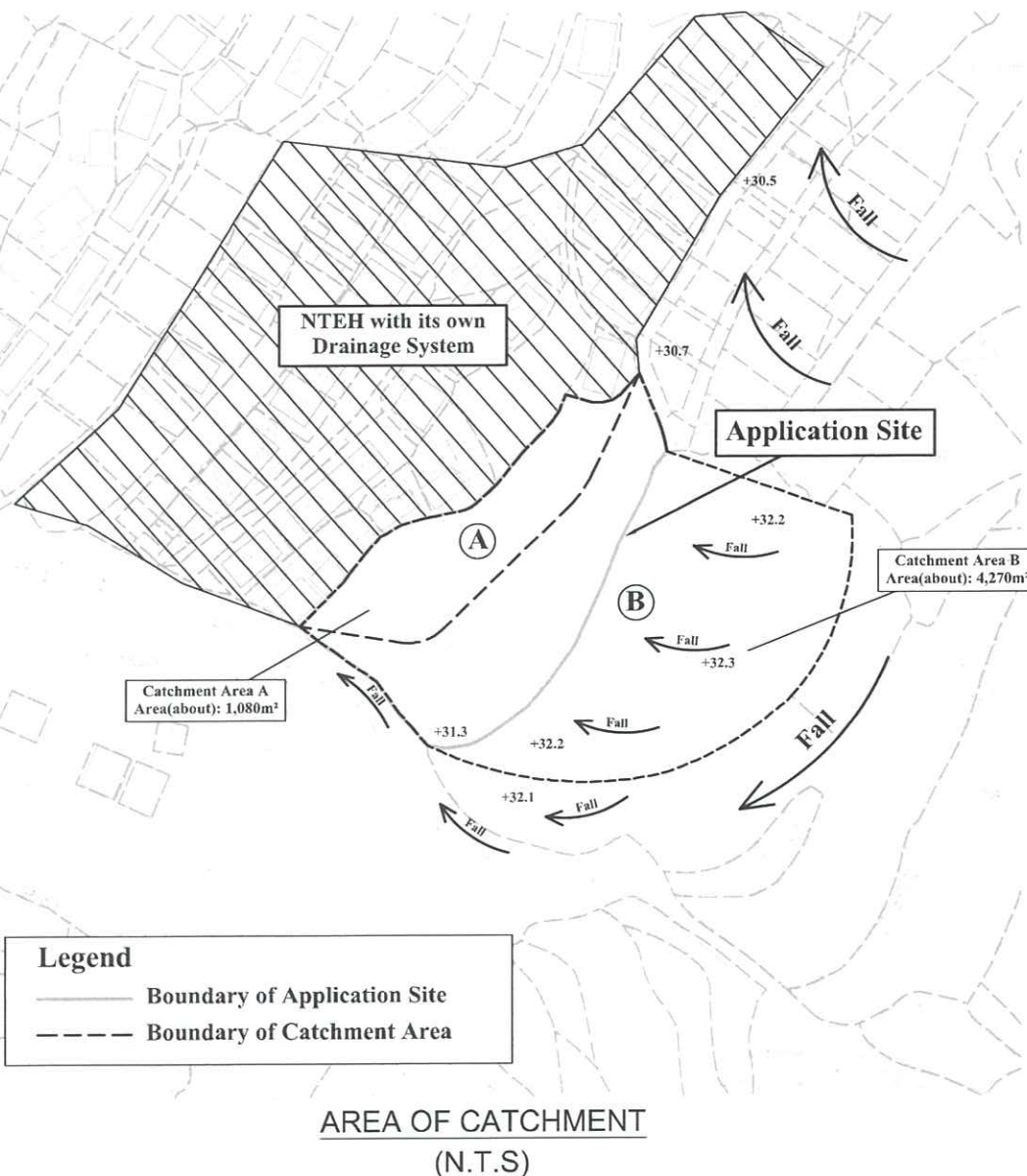
Drainage Proposal

Goldrich Planners & Surveyors Ltd.

November 2025

Lots 756 S.A - 756 S.P and 756 RP in D.D. 9

Plan 5.1a
(P 25046)



N.T.S

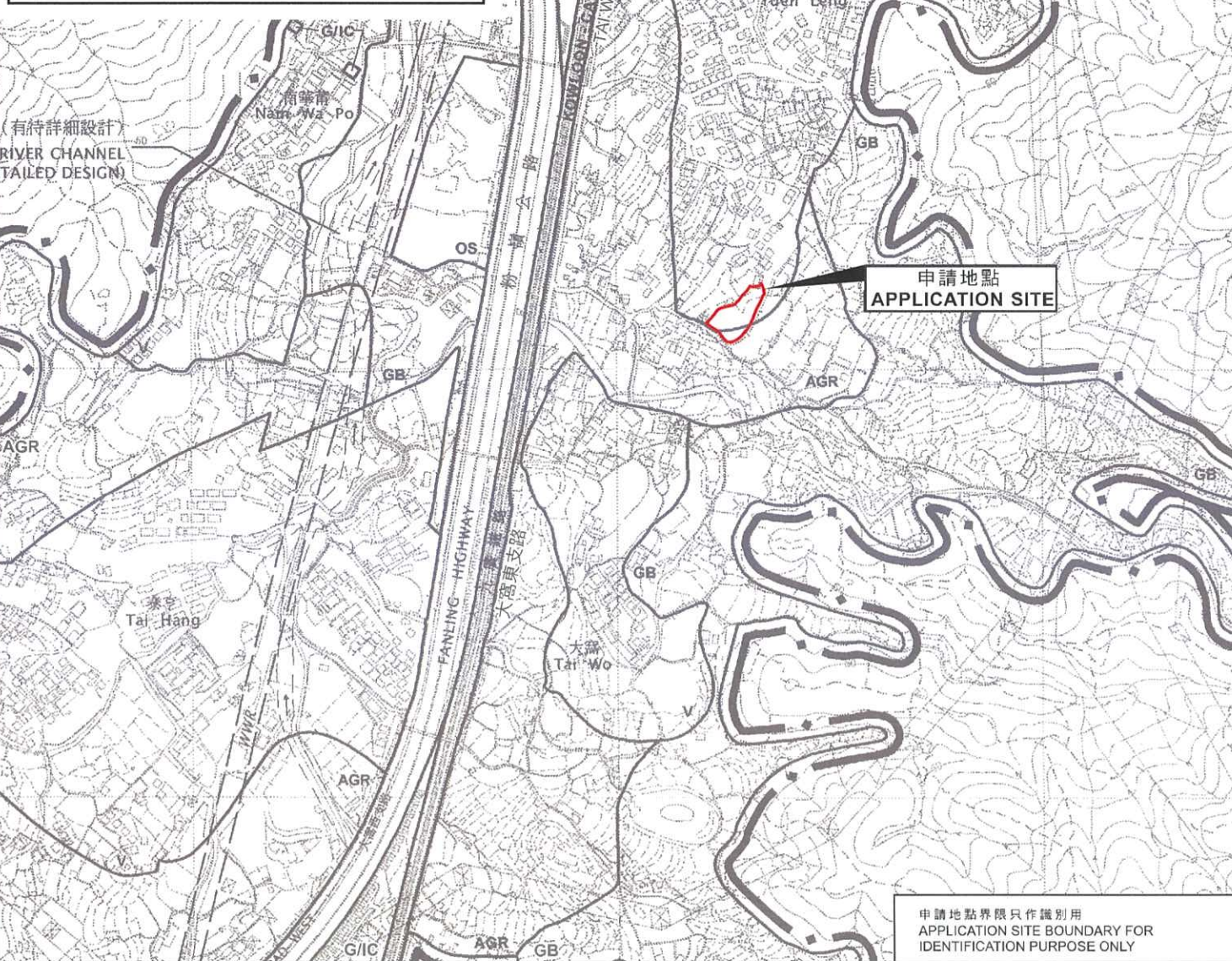
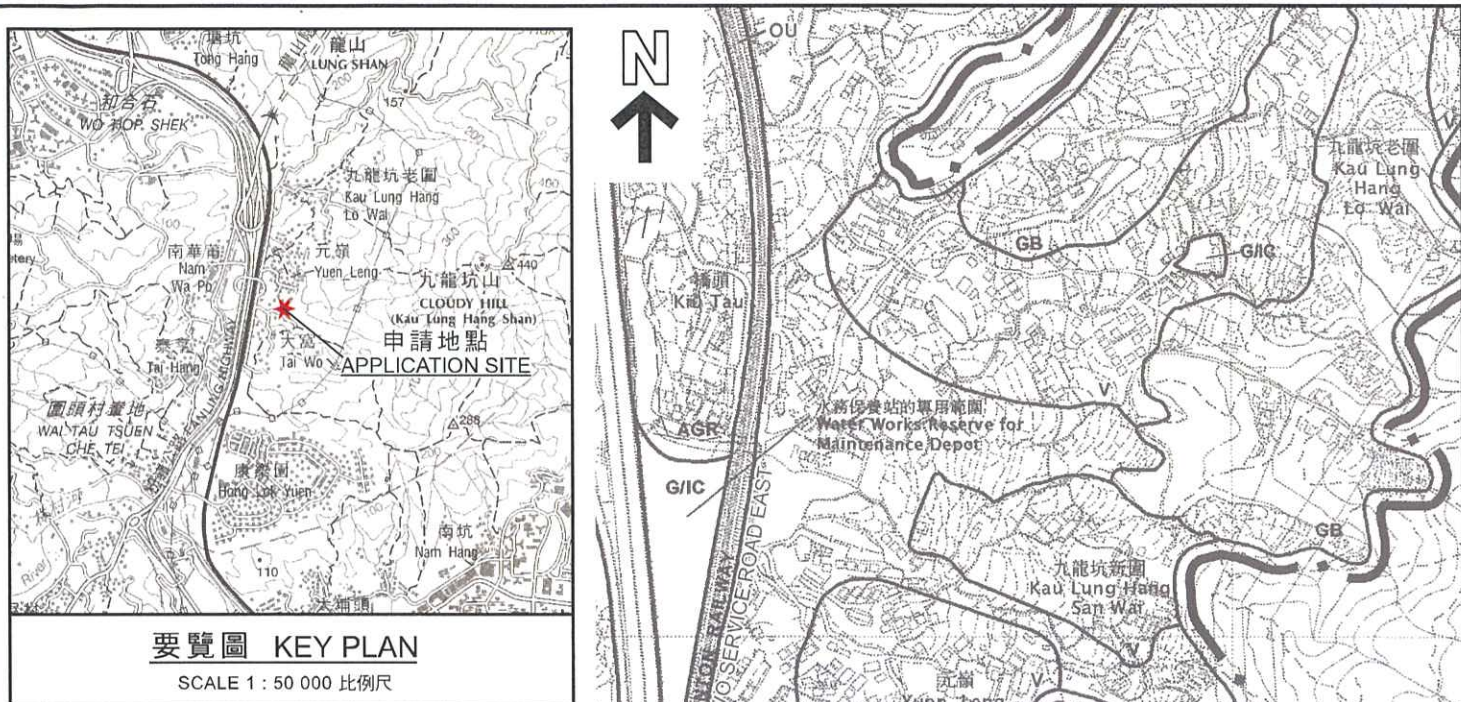
November 2025

Drainage Proposal

Lots 756 S.A - 756 S.P and 756 RP in D.D. 9

Goldrich Planners &
Surveyors Ltd.

Plan 5.2
(P 25046)



本摘要圖於2025年8月19日擬備。 所根據的資料為於2006年10月17日 核准的分區計劃大綱圖編號S/NE-KLH/11 EXTRACT PLAN PREPARED ON 19.8.2025 BASED ON OUTLINE ZONING PLAN No. S/NE-KLH/11 APPROVED ON 17.10.2006	擬議臨時公眾停車場（貨櫃車除外）及相關填土工程（為期3年） 新界大埔元嶺丈量約份第9約多個地段 PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 9, YUEN LENG, TAI PO, NEW TERRITORIES 米 100 0 100 200 300 米 METRES	規劃署 PLANNING DEPARTMENT 參考編號 REFERENCE No. A/NE-KLH/658 圖 PLAN 1
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