

寄件者: Rich Gold [REDACTED]
寄件日期: 2025年09月04日星期四 17:26
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: Re: Planning Application No. A/YL-KTN/1149 - Submission of Further Information
附件: KTN1149_P25020B_FI_4.9.2025.pdf

類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application, which serves to supersede our previous submission in the preceding email dated 3.9.2025 at 5:13pm. Thank you.

Regards,
Janice Tang

Rich Gold [REDACTED] 於 2025 年 9 月 3 日 週三 下午 5:13 寫道 :

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,
Janice Tang

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[Goldrich Planners and Surveyors Ltd.](#)



Your Ref.: A/YL-KTN/1149

Our Ref.: P25020B/TL25295

4 September 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 Warehouse (Excluding Dangerous Goods Godown) with
Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years
in "Agriculture" Zone, Lots 176 (Part), 179 RP (Part), 207 RP (Part) and 224 (Part) in
D.D. 110, Yuen Long, New Territories
(Application No. A/YL-KTN/1149)**

We would like to submit a drainage proposal (Plans 6.1 & 6.2) with hydraulic calculations and FSI proposal (Plan 7) for the captioned application. It serves to supersede our previous FI submission under our reference P25020B/TL25294 dated 3.9.2025.

We would like to clarify that about 1,326 m² of the site has been filled with concrete of about 0.2 m in depth (from 17.5mPD to 17.7mPD) and the pond (about 175 m²) within the site has been filled with soil and concrete of about 1.5 m in depth (from 16.2mPD to 17.7mPD).

Fencing (about 3 m high) will be erected along the site boundary by the applicant.

The applicant undertakes that no open storage activities will be carried out within the site. The construction materials will be stored in the enclosed structures. No maintenance, repairing, dismantling, cleaning or other workshop activities are proposed within the site.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

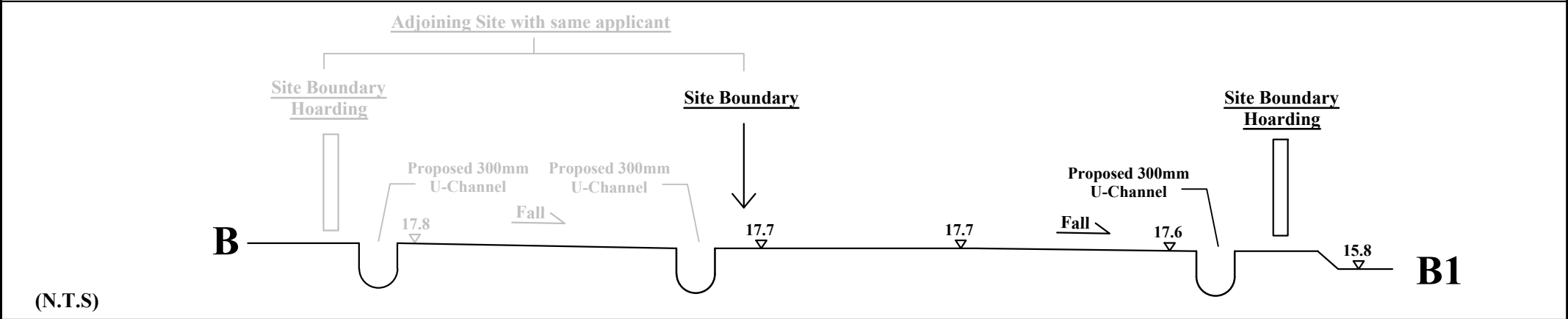
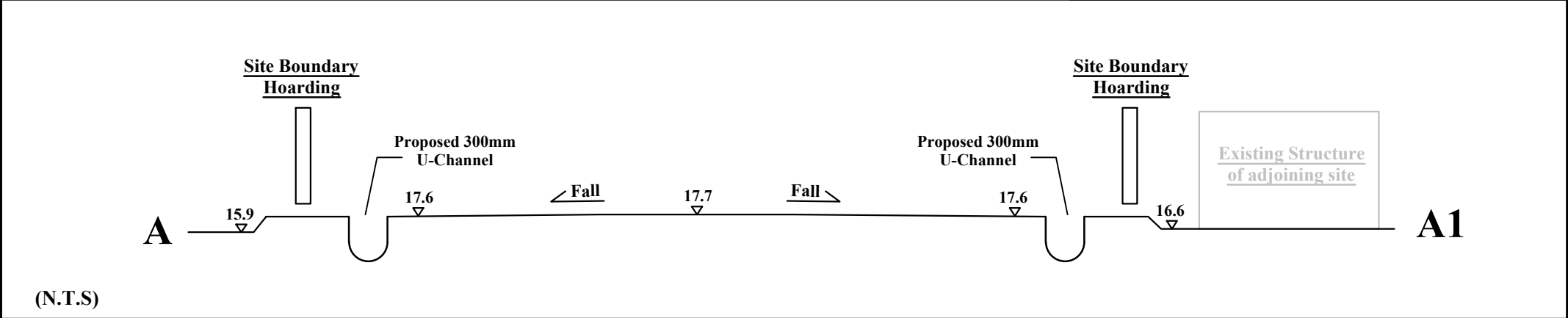
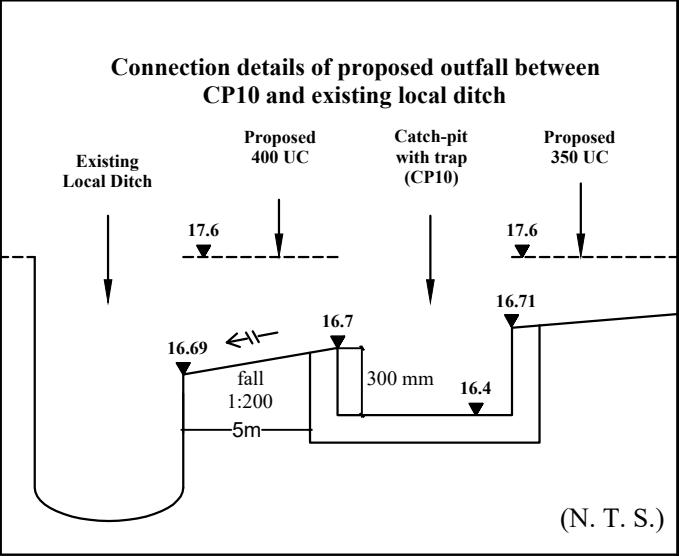
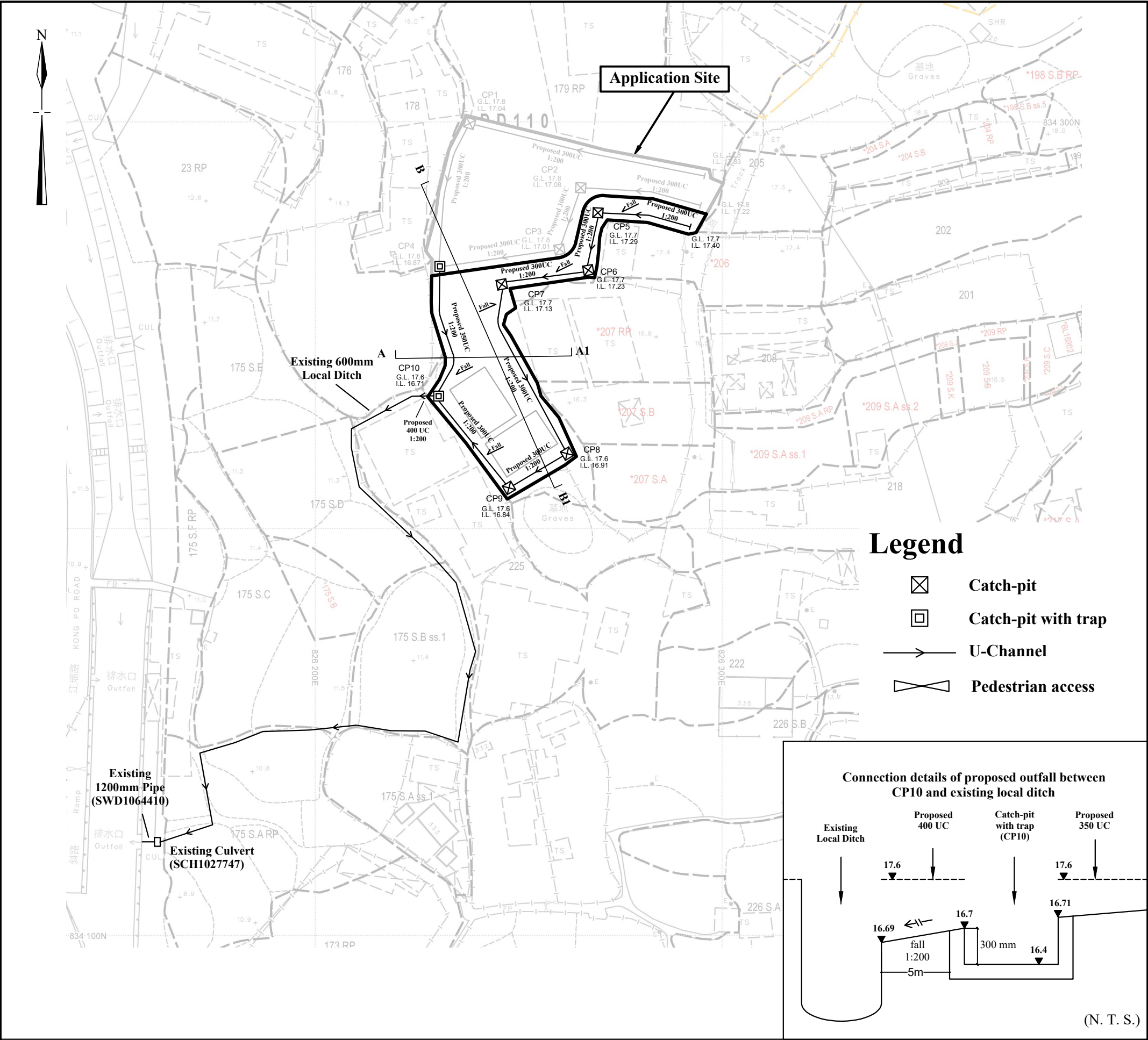


Francis LAU

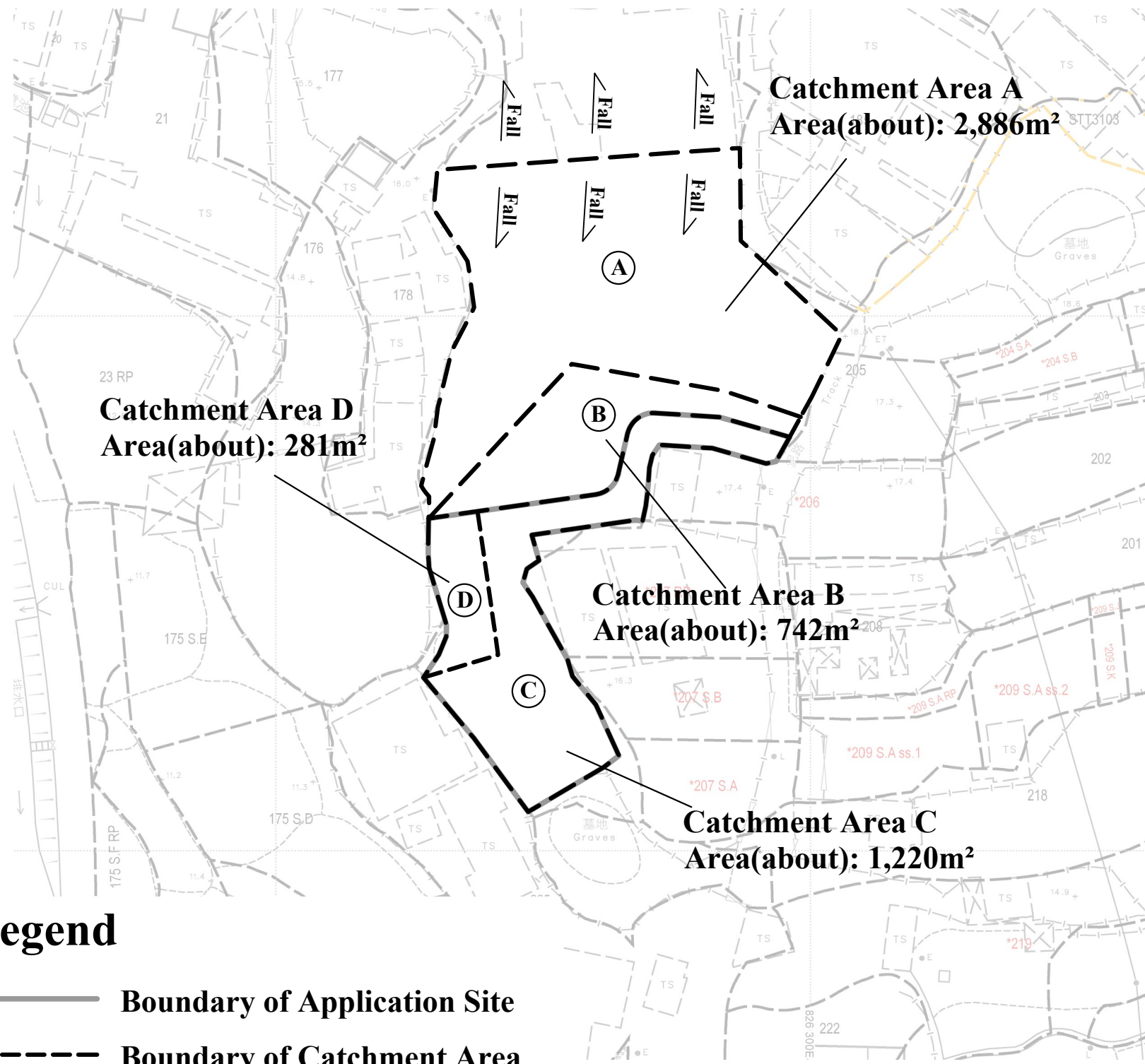
Encl.

c.c.

DPO/FSYLE, PlanD (Attn.: Mr. David CHENG) *By E-mail only*



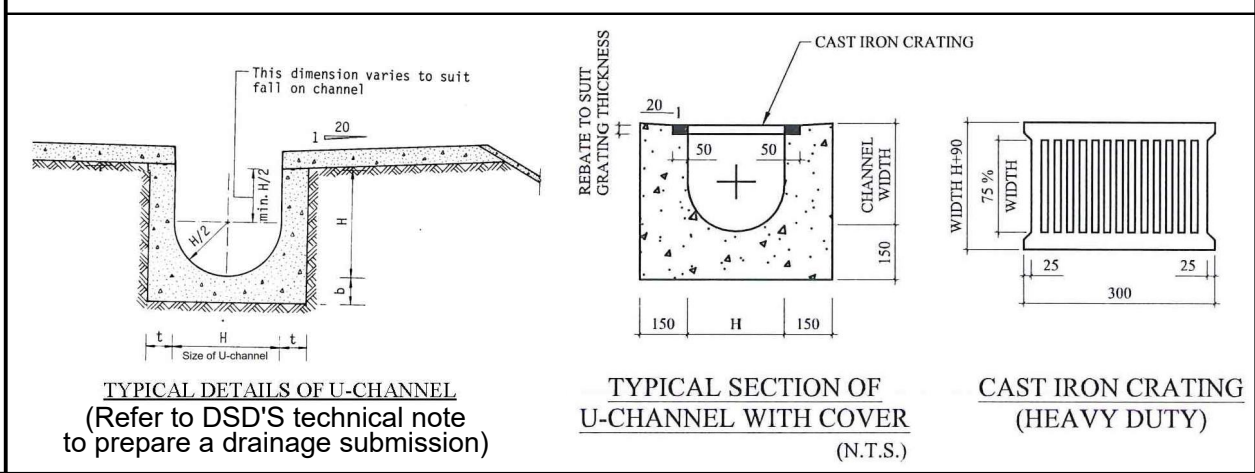
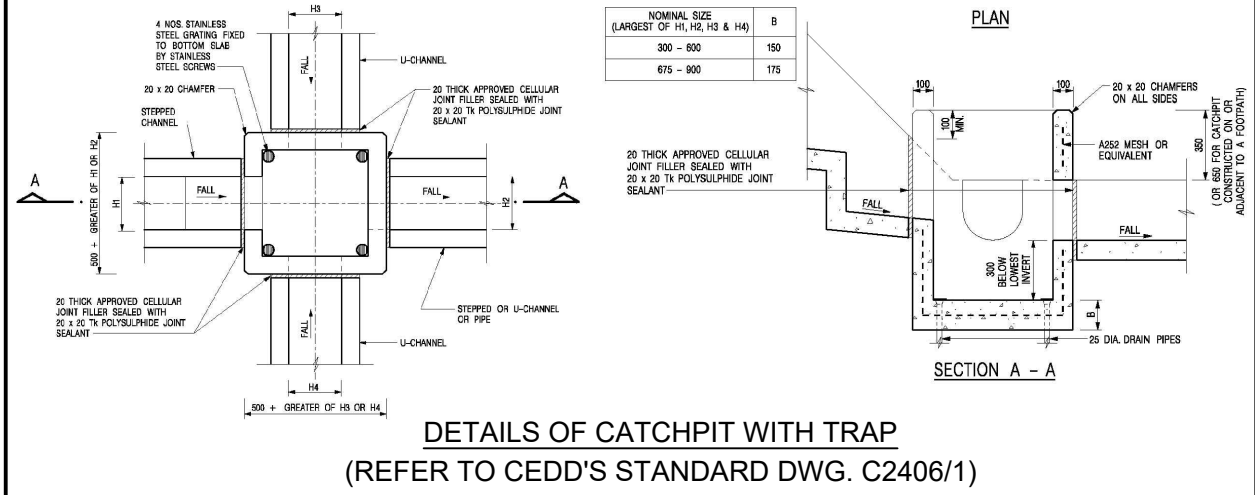
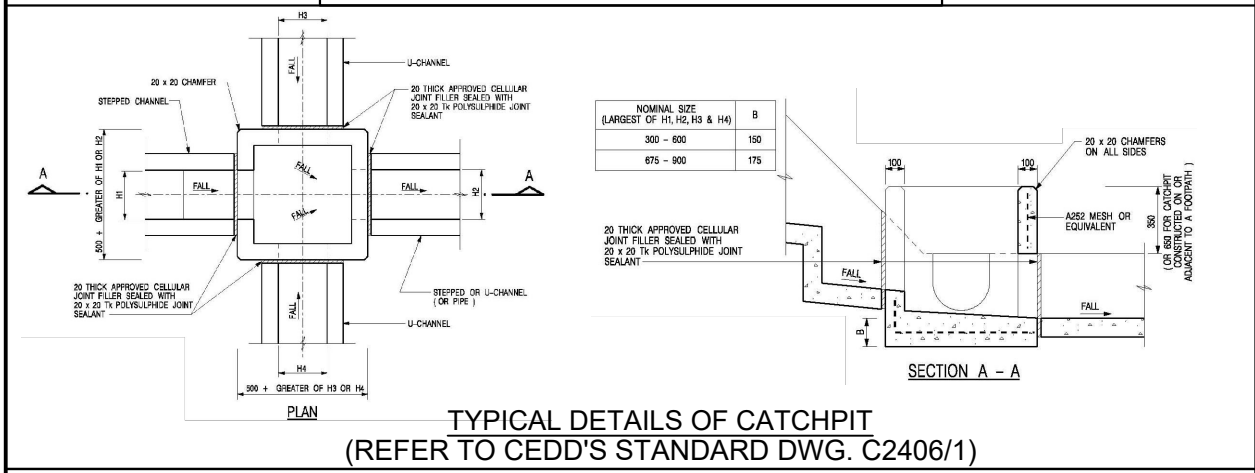
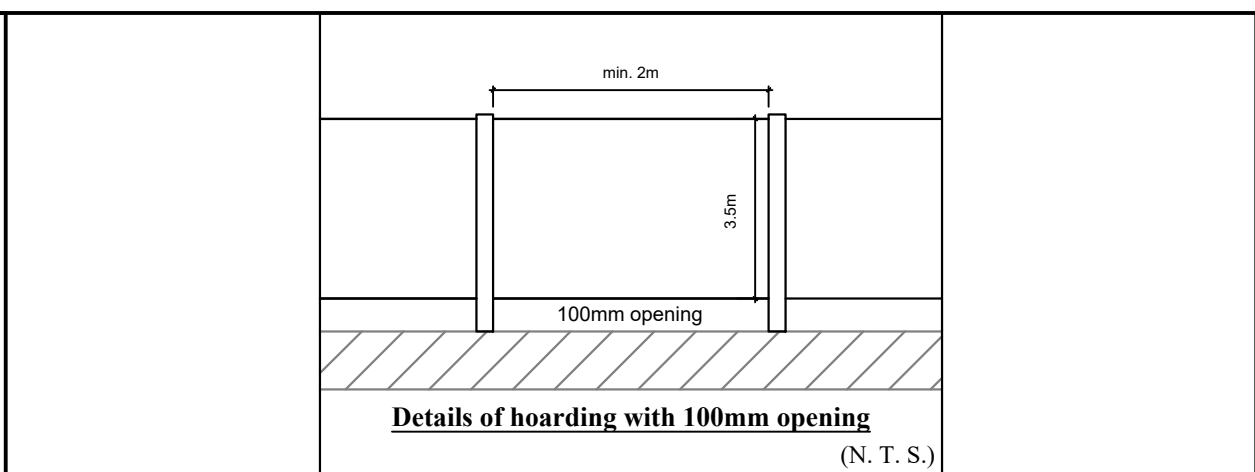
1:500 (A3)	Drainage Proposal Lots 176(part), 179 RP(part), 207RP(part) and 224(part) in D.D. 110 Yuen Long, N.T.	Goldrich Planners & Surveyors Ltd.
August 2025		Plan 6.1 (P 25020B)



Legend

- Boundary of Application Site
- - - - - Boundary of Catchment Area

AREA OF CATCHMENT
(N.T.S)



N.T.S	Drainage Proposal Lots 176(part), 179 RP(part), 207RP(part) and 224(part) in D.D. 110 Yuen Long, N.T.	Goldrich Planners & Surveyors Ltd.
August 2025		Plan 6.2 (P 25020B)

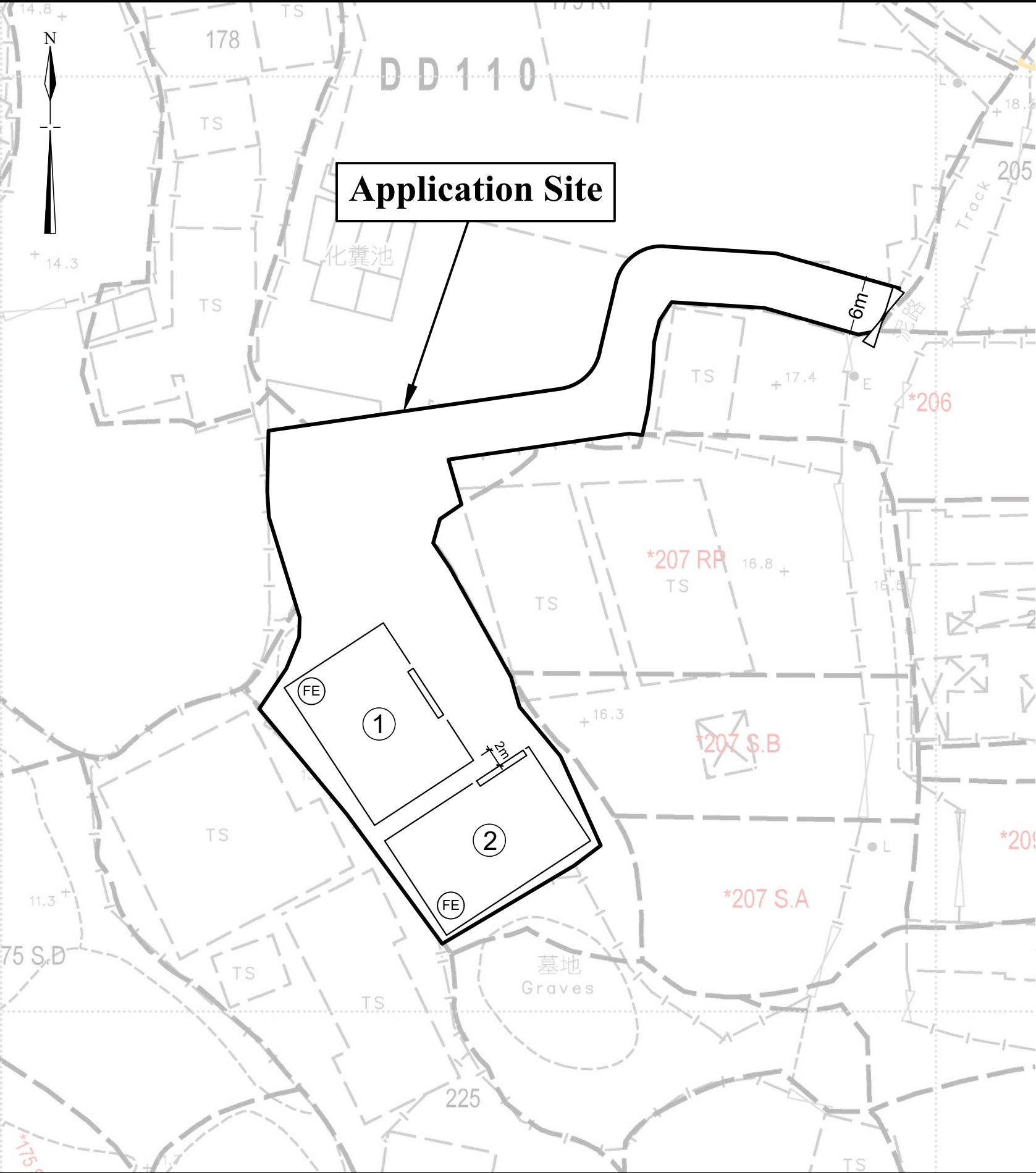
1 For Catchment Area A			Ref.
Area, A	=	2886 m ²	SDM 7.5.2 (d)
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	9 m	
Time of concentration, t _o	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (9) / (0.1 ^{0.2} *2886 ^{0.1}) = 0.9 min	
2 For Proposed UC in Catchment Area A			SDM 8.2.1
	From	To	
Ground level (mPD)	17.80	17.80	
Invert level (mPD)	17.33	16.87	
Width of u-channel, w	=	300 mm	
Length of u-channel, L _c	=	92.2 m	
Depth of vertical part of u-channel, d	=	780 mm	
Gradient of u-channel, S _f	=	(17.33-16.87)/92.2 = 0.005	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 150 ² + 300 x 780 = 0.269 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 150 + 2 x 780 = 2.031 m	
Hydraulic radius, R	=	a / p = 0.133 m	
3 Use Manning Equation for estimating velocity of stormwater			SDM Table 13 SDM Table 12
Take n	=	0.016 for concrete lined channels:-	
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} /n = (0.133) ^{1/6} x (0.133 x 0.005) ^{1/2} / 0.016 = 1.15 m/s	
Time of flow, t _f	=	1.3 min	
4 Use "Rational Method" for calculation of design flow			SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a SDM 7.5.2 (b) SDM 7.5.2 (a)
Design intensity, i	=	a / (t _o + t _f +b) ^c = 505.5 / (0.9+1.3+3.29) ^{0.355} for return period T = 50 years = 275	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Flat Glassland(heavy soil)	0.25	0.0	
Concrete Paving	0.95	2886.0	
		C x A	
		2741.7	
		SUM = 2741.7	
Upstream flow, Q _u	=	0 m ³ /s	
Design flow, Q _d	=	0.278i Σ C _f A _j + Q _u where A _j is in km ² = 0.278 x 275 x 2741.7 / 1000000 + 0 = 0.210 m ³ /s	
Allowable flow, Q _a	=	a x v = 0.269 x 1.15 = 0.309 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.
September 2025	Lots 176 (Part), 179 RP (Part), 207 RP (Part) and 224 (Part) in D.D. 110 Kam Tin North, Yuen Long, New Territories		Page 1 (P25020B)

1 For Catchment Area B			Ref.
Area, A	=	742 m ²	SDM 7.5.2 (d)
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	10 m	
Time of concentration, t _c	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (10) / (0.1 ^{0.2} *742 ^{0.1}) = 1.2 min	
2 For Proposed UC in Catchment Area B			SDM 8.2.1
	From	To	
Ground level (mPD)	17.80	17.80	
Invert level (mPD)	17.22	16.87	
Width of u-channel, w	=	300 mm	
Length of u-channel, L _c	=	69.6 m	
Depth of vertical part of u-channel, d	=	780 mm	
Gradient of u-channel, S _f	=	(17.22-16.87)/69.6 = 0.005	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 150 ² + 300 x 780 = 0.269 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 150 + 2 x 780 = 2.031 m	
Hydraulic radius, R	=	a / p = 0.133 m	
3 Use Manning Equation for estimating velocity of stormwater			SDM Table 13 SDM Table 12
Take n	=	0.016 for concrete lined channels:-	
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} / n = (0.133) ^{1/6} x (0.133 x 0.005) ^{1/2} / 0.016 = 1.15 m/s	
Time of flow, t _f	=	1.0 min	
4 Use "Rational Method" for calculation of design flow			SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a SDM 7.5.2 (b) SDM 7.5.2 (a)
Design intensity, i	=	a / (t _c + t _f + b) ^c = 505.5 / (1.2+1+3.29) ^{0.355} for return period T = 50 years = 276	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Flat Grassland (heavy soil)	0.25	0.0	
Concrete Paving	0.95	742.0	
		C x A	
		704.9	
		SUM = 704.9	
Upstream flow, Q _u	=	0 m ³ /s	
Design flow, Q _d	=	0.278i Σ C _r A _j + Q _u where A _j is in km ² = 0.278 x 276 x 704.9 / 1000000 + 0 = 0.054 m ³ /s	
Allowable flow, Q _a	=	a x v = 0.269 x 1.15 = 0.310 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.
September 2025			Page 2 (P25020B)

1 For Catchment Area C			Ref.
Area, A	=	1220 m ²	SDM 7.5.2 (d)
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	10 m	
Time of concentration, t _c	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (10) / (0.1 ^{0.2} 1220 ^{0.1}) = 1.1 min	
2 For Proposed UC in Catchment Area C			SDM 8.2.1
	From	To	
Ground level (mPD)	17.70	17.60	
Invert level (mPD)	17.40	16.71	
Width of u-channel, w	=	300 mm	
Length of u-channel, L _c	=	137.2 m	
Depth of vertical part of u-channel, d	=	740 mm	
Gradient of u-channel, S _f	=	(17.4-16.71)/137.2 = 0.005	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 150 ² + 300 x 740 = 0.257 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 150 + 2 x 740 = 1.951 m	
Hydraulic radius, R	=	a / p = 0.132 m	
3 Use Manning Equation for estimating velocity of stormwater			SDM Table 13 SDM Table 12
Take n	=	0.016 for concrete lined channels:-	
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} / n = (0.132) ^{1/6} x (0.132 x 0.005) ^{1/2} / 0.016 = 1.15 m/s	
Time of flow, t _f	=	2.0 min	
4 Use "Rational Method" for calculation of design flow			SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a SDM 7.5.2 (b) SDM 7.5.2 (a)
Design intensity, i	=	a / (t _c + t _f + b) ^c = 505.5 / (1.1+2+3.29) ^{0.355} for return period T = 50 years = 261	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Flat Grassland (heavy soil)	0.25	0.0	
Concrete Paving	0.95	1220.0	
		C x A	
		1159.0	
		SUM = 1159.0	
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 261 x 1159 / 1000000 + 0 = 0.084 m ³ /s	
Allowable flow, Q _a	=	a x v = 0.257 x 1.15 = 0.296 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.
September 2025			Page 3 (P25020B)

1 For Catchment Area D			Ref.
Area, A	=	281 m ²	SDM 7.5.2 (d)
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	5 m	
Time of concentration, t _o	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (5) / (0.1 ^{0.2} *281 ^{0.1}) = 0.7 min	
2 For Proposed UC in Catchment Area D			SDM 8.2.1
	From	To	
Ground level (mPD)	17.80	17.60	
Invert level (mPD)	16.87	16.71	
Width of u-channel, w	=	350 mm	
Length of u-channel, L _c	=	31 m	
Depth of vertical part of u-channel, d	=	715 mm	
Gradient of u-channel, S _f	=	(16.87-16.71)/31 = 0.005	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 175 ² + 350 x 715 = 0.298 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 175 + 2 x 715 = 1.980 m	
Hydraulic radius, R	=	a / p = 0.151 m	
3 Use Manning Equation for estimating velocity of stormwater			SDM Table 13 SDM Table 12
Take n	=	0.016 for concrete lined channels:-	
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} /n = (0.151) ^{1/6} x (0.151 x 0.005) ^{1/2} / 0.016 = 1.27 m/s	
Time of flow, t _f	=	0.4 min	
4 Use "Rational Method" for calculation of design flow			SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a SDM 7.5.2 (b) SDM 7.5.2 (a)
Design intensity, i	=	a / (t _o + t _f +b) ^c = 505.5 / (0.7+0.4+3.29) ^{0.355} for return period T = 50 years = 300	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Flat Glassland(heavy soil)	0.25	0.0	
Concrete Paving	0.95	281.0	
		C x A	
		267.0	
		SUM = 267.0	
Upstream flow, Q _u	=	0.264 m ³ /s	
Design flow, Q _d	=	0.278i Σ C _f A _j + Q _u where A _j is in km ² = 0.278 x 300 x 266.95 / 1000000 + 0.264 = 0.286 m ³ /s	
Allowable flow, Q _a	=	a x v = 0.298 x 1.27 = 0.379 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.
September 2025	Lots 176 (Part), 179 RP (Part), 207 RP (Part) and 224 (Part) in D.D. 110 Kam Tin North, Yuen Long, New Territories		Page 4 (P25020B)




1 For Connection Between CP10 and Existing 600 Local Ditch			Ref.
Area, A	=	0 m ²	SDM 7.5.2 (d)
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	0 m	
Time of concentration, t _o	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (0) / (0.1 ^{0.2} *0 ^{0.1})	
	=	0.0 min	
2 For Proposed UC after CP10			SDM 8.2.1
	From	To	
Ground level (mPD)	17.60	17.60	
Invert level (mPD)	16.71	16.69	
Width of u-channel, w	=	400 mm	
Length of u-channel, L _c	=	5 m	
Depth of vertical part of u-channel, d	=	715 mm	
Gradient of u-channel, S _f	=	(16.71-16.69)/5 = 0.005	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 200 ² + 400 x 715	
	=	0.349 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 200 + 2 x 715	
	=	2.058 m	
Hydraulic radius, R	=	a / p	
	=	0.169 m	
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 = (0.169) ^{1/6} x (0.169 x 0.005) ^{1/2} / 0.016	
	=	1.35 m/s	
Time of flow, t _f	=	0.1 min	SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a
4 Use "Rational Method" for calculation of design flow			
Design intensity, i	=	a / (t _o + t _f +b) ^c	
	=	505.5 / (0+0.1+3.29) ^{0.355} for return period T = 50 years	
	=	329	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Flat Glassland(heavy soil)	0.25	0.0	
Concrete Paving	0.95	0.0	
		SUM = 0.0	
Upstream flow, Q _u	=	0.370 m ³ /s	
Design flow, Q _d	=	0.278i Σ C _j A _j + Q _u where A _j is in km ²	
	=	0.278 x 329 x 0 / 1000000 + 0.37	
	=	0.370 m ³ /s	
Allowable flow, Q _a	=	a x v	
	=	0.349 x 1.35	
	=	0.472 m ³ /s	
	>	Q _d (O.K.)	
Reference was made to Stormwater Drainage Manual (SDM) by DSD			SDM 7.5.2 (b)
			SDM 7.5.2 (a)



FS NOTES:

(i) Portable hand-operated approved appliances shall be provided as required by occupancy.

Legend

-  Vehicular Ingress / Egress
-  Sliding door
-  5.0kg CO2 Gas type Fire Extinguisher x2

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Warehouse with ancillary office	225 m ²	225 m ²	1	9m
2	Warehouse with ancillary office	<u>225 m²</u>	<u>225 m²</u>	1	9m
Total		<u>450 m²</u>	<u>450 m²</u>		