寄件者: [redacted]
寄件日期: 2025年09月05日星期五 14:05
收件者: tpbpd/PLAND
副本:
主旨: Re: Planning Application No. A/YL-KTN/1152 - Submission of Further Information
附件: KTN1152_P25020A_FI_5.9.2025.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 4:35pm. Thank you.

Regards,
Janice Tang

Rich Gold [redacted] 於 2025 年 9 月 3 日 週三 下午 4:35 寫道：

> Dear Sir/Madam,
>
> Attached please find our further information for the captioned application. Thank you.
>
> Regards,
> Janice Tang
> --
> [redacted]
>
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GoldRich PLANNERS & SURVEYORS LTD.
金 潤 規 劃 測 量 師 行 有 限 公 司
[redacted]

Your Ref.: A/YL-KTN/1152 Our Ref.: P25020A/TL25298 5 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 Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land and Pond for a period of 3 years in "Agriculture" Zone, Lot Nos. 176 (Part) and 179 RP (Part) in D.D. 110, Yuen Long, New Territories (Application No. A/YL-KTN/1152)

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department and a drainage proposal (Plans 6.1 & 6.2) with hydraulic calculations for the captioned application. It serves to supersede our previous FI submission under our reference P25020A/TL25248 dated 3.9.2025.

We would also like to clarify that the proposed development mainly serves nearby residents of Tsat Sing Kong and Tai Kong Po, and operators in the vicinity (within 10 minutes walking distance to the Site). No unlicensed vehicles will be placed on site. No open storage of vehicles and vehicle parts will be carried out within the site. Fencing will be erected to separate the site from the adjacent warehouse site (application no. A/YL-KTN/1149).

About 1,478 m^2 of the site has been filled with concrete of about 0.2 m in depth (from 17.6mPD to 17.8mPD) and the pond (about 40 m^2) within the site has been filled with soil and concrete of about 1.5 m in depth (from 16.2mPD to 17.7mPD).

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

Francis LAU

Encl.

c.c.
DPO/FSYLE, PlanD (Attn.: Mr. Jet CHEUNG) *By E-mail only*

Further Information for Planning Application No. A/YL-KTN/1152

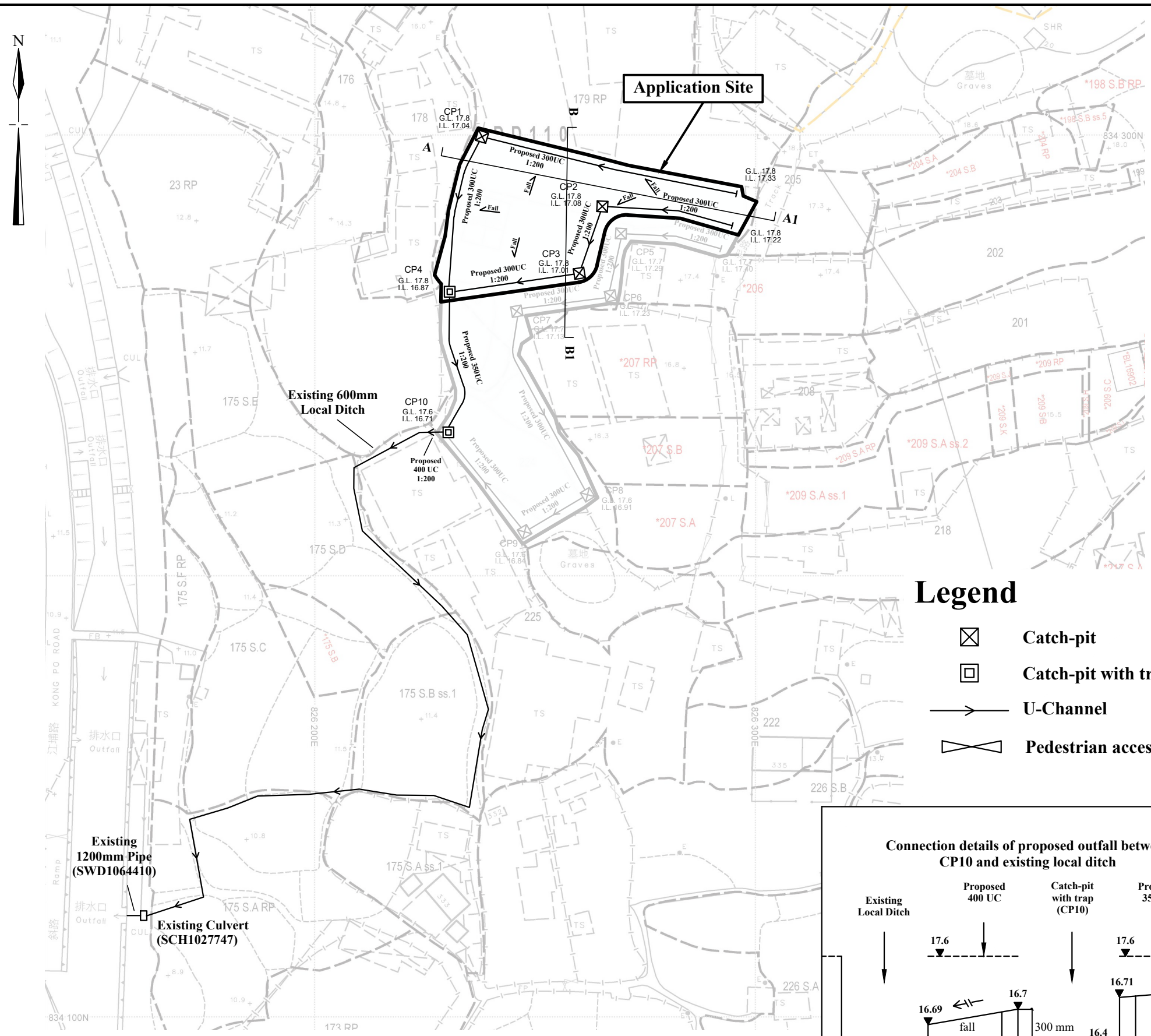
Response-to-Comments

Comments from Transport Department

Contact person: Mr. Louis HON (Tel.: 2399 2427)

I.	Comments		Responses
1.	Since only PC and LGV parking spaces would be provided in the site, please confirm that vehicle types other than PC and LGV would not allowed to parked in the application site.		Only PC and LGV would be allowed to park in the application site.

- END -



Site Boundary Hoarding

Proposed 300mm U-Channel

Fall

Local Track

A

15.9

17.8

17.8

17.8

17.7

A1

(N.T.S)

Adjoining Site with same applicant

Site Boundary

Site Boundary Hoarding

Proposed 300mm U-Channel

Fall

B

17.9

17.8

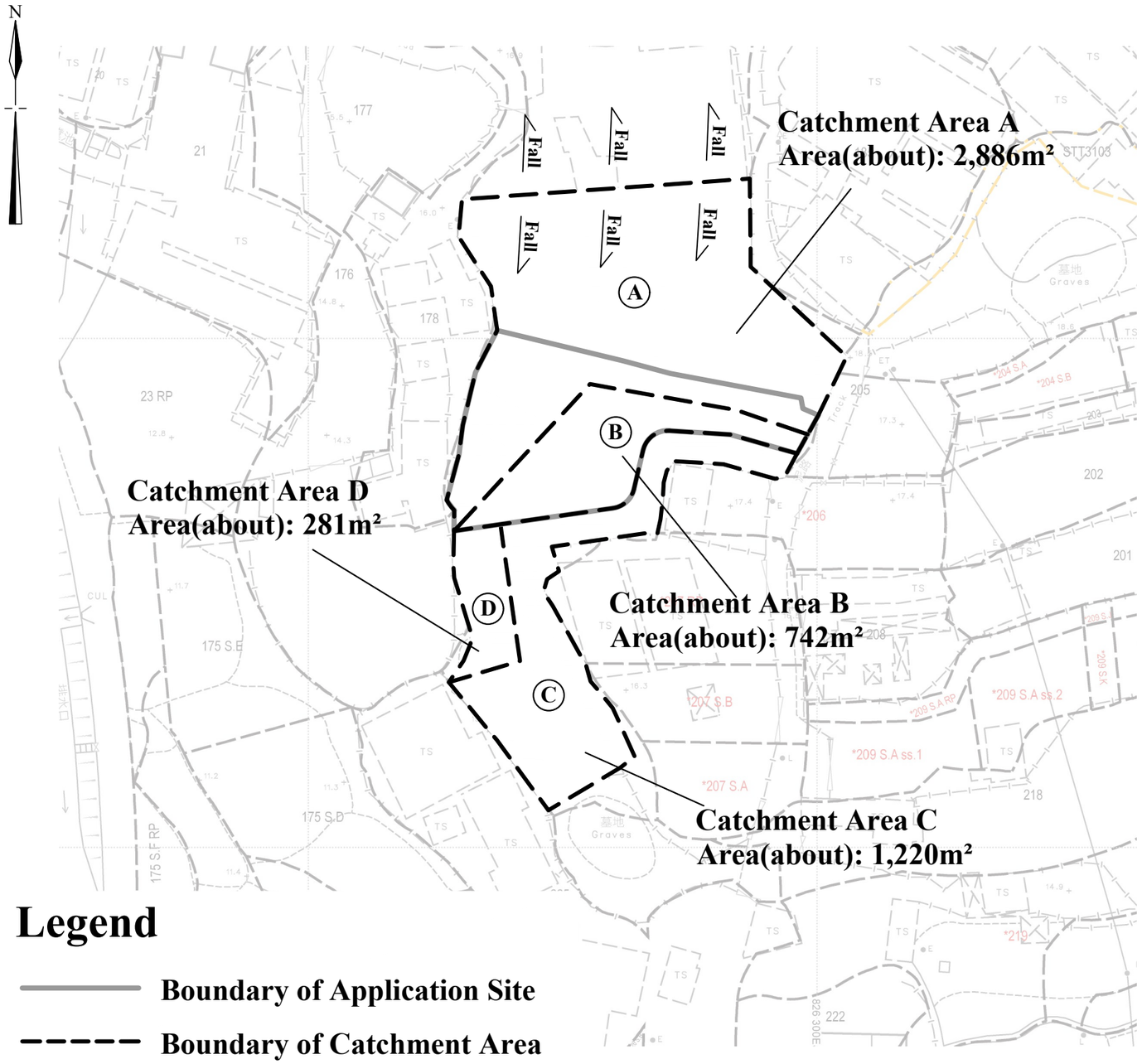
17.8

17.7

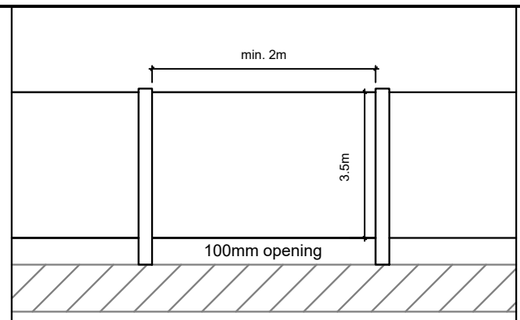
B1

(N.T.S)

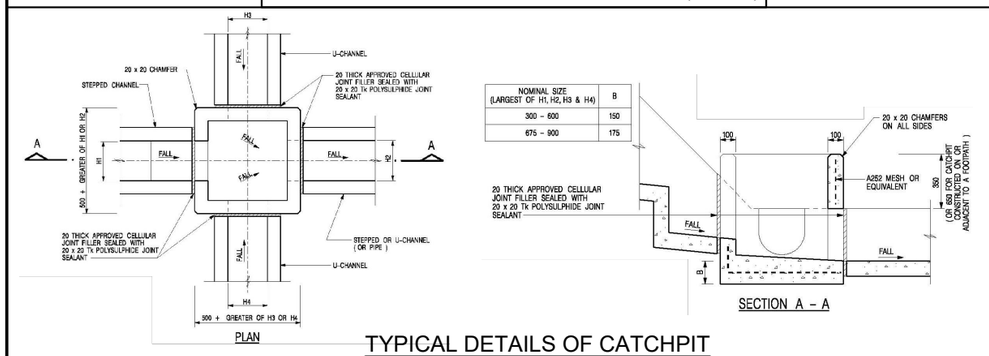
1:500 (A3)	**Drainage Proposal**	Goldrich Planners & Surveyors Ltd.
August 2025	Lots 176(part) and 179 RP(part) in D.D. 110 Yuen Long, N.T.	Plan 6.1 (P 25020A)



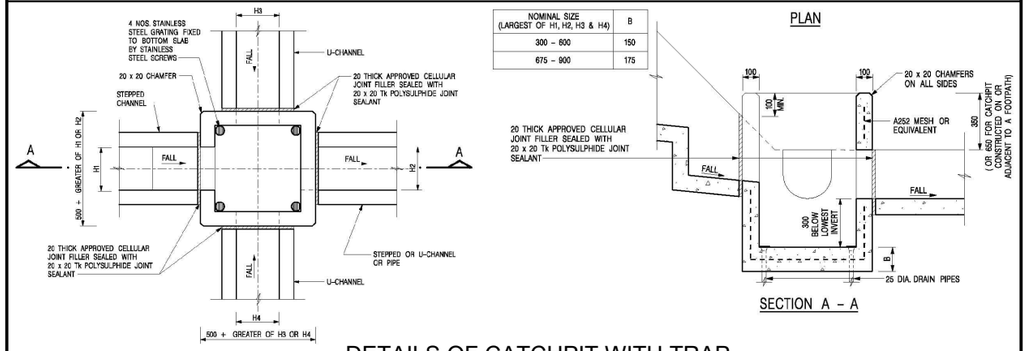
AREA OF CATCHMENT
(N.T.S)



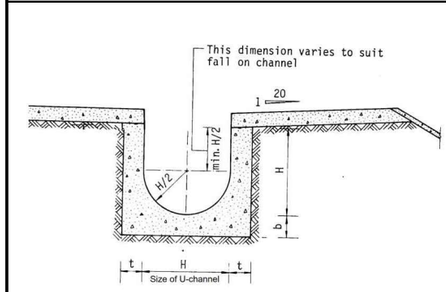
Details of hoarding with 100mm opening
(N. T. S.)



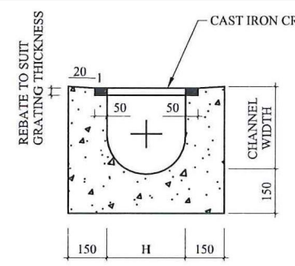
TYPICAL DETAILS OF CATCHPIT
(REFER TO CEDD'S STANDARD DWG. C2406/1)



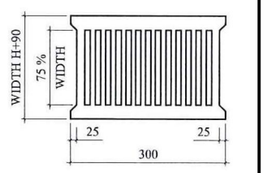
DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)



TYPICAL DETAILS OF U-CHANNEL
(Refer to DSD'S technical note to prepare a drainage submission)



TYPICAL SECTION OF U-CHANNEL WITH COVER
(N.T.S.)



CAST IRON CRATING
(HEAVY DUTY)

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

1 For Catchment Area A

Ref.

Area, A	=	2886	m^2	
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)		SDM 7.5.2 (d)
	=	0.9	min	

2 For Proposed UC in Catchment Area A

	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 πr^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	
Hydralic radius, R	=	a / p		SDM 8.2.1
	=	0.133	m	

3 Use Manning Equation for estimating velocity of stormwater

Take n	=	0.016	for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	$R^{1/6}$x $(RS_f)^{1/2}$/n = (0.133)^1/6 x (0.133 x 0.005)^1/2 / 0.016		SDM Table 12
	=	1.15	m/s	
Time of flow, t_f	=	1.3	min	

4 Use "Rational Method" for calculation of design flow

Design intensity, i	=	a / (t_o + t_f +b)^c		SDM 4.3.2
	=	505.5 / (0.9+1.3+3.29)^0.355 for return period T = 50 years		Corrigendum 1/2024
	=	275		SDM Table 3a

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	2886.0	2741.7
		SUM =	2741.7

Upstream flow, Q_u	=	0	m^3/s	
Design flow, Q_d	=	0.278i Σ C_jA_j + Q_u where A_j is in km^2		SDM 7.5.2 (a)
	=	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

1 For Catchment Area B

Ref.

Area, A = 742 m^2
Average slope, H = 0.1 m per 100m
Distance on the line of natural flow, L = 10 m

Time of concentration, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (10) / (0.1^0.2*742^0.1) — SDM 7.5.2 (d)
= 1.2 min

2 For Proposed UC in Catchment Area B

	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 = $0.5\ \pi r^2 + w\ d$ = 0.5 x 3.14 x 150^2 + 300 x 780
= 0.269 m^2
Wetted Perimeter, p = $\pi\ r + 2\ d$ = 3.14 x 150 + 2 x 780
= 2.031 m
Hydraulic radius, R = a / p — SDM 8.2.1
= 0.133 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.133)^1/6 x (0.133 x 0.005)^1/2 / 0.016 — SDM Table 12
= 1.15 m/s
Time of flow, t_f = 1.0 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (1.2+1+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 276 — SDM Table 3a

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	742.0	704.9
		SUM =	704.9

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m^3/s

Design flow, Q_d = $0.278i \Sigma C_jA_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 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

1 For Catchment Area C

Ref.

Area, A = 1220 m^2
Average slope, H = 0.1 m per 100m
Distance on the line of natural flow, L = 10 m

Time of concentration, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (10) / (0.1^0.2*1220^0.1) — SDM 7.5.2 (d)
= 1.1 min

2 For Proposed UC in Catchment Area C

	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 = $0.5\ \pi r^2 + w\ d$ = 0.5 x 3.14 x 150^2 + 300 x 740
= 0.257 m^2
Wetted Perimeter, p = $\pi\ r + 2\ d$ = 3.14 x 150 + 2 x 740
= 1.951 m
Hydraulic radius, R = a / p — SDM 8.2.1
= 0.132 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.132)^1/6 x (0.132 x 0.005)^1/2 / 0.016 — SDM Table 12
= 1.15 m/s
Time of flow, t_f = 2.0 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (1.1+2+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 261 — SDM Table 3a

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	1220.0	1159.0
		SUM =	1159.0

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m^3/s

Design flow, Q_d = $0.278i \Sigma C_jA_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 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

1 For Catchment Area D

Ref.

Area, A = 281 m^2
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) — SDM 7.5.2 (d)
= 0.7 min

2 For Proposed UC in Catchment Area D

	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 = $0.5\ \pi r^2 + w\ d$ = 0.5 x 3.14 x 175^2 + 350 x 715
= 0.298 m^2
Wetted Perimeter, p = $\pi\ r + 2\ d$ = 3.14 x 175 + 2 x 715
= 1.980 m
Hydraulic radius, R = a / p — SDM 8.2.1
= 0.151 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.151)^1/6 x (0.151 x 0.005)^1/2 / 0.016 — SDM Table 12
= 1.27 m/s
Time of flow, t_f = 0.4 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (0.7+0.4+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 300 — SDM Table 3a

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	281.0	267.0
		SUM =	267.0

SDM 7.5.2 (b)

Upstream flow, Q_u = 0.264 m^3/s

Design flow, Q_d = $0.278i \Sigma C_jA_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 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

1 For Connection Between CP10 and Existing 600 Local Ditch

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 concentraction, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (0) / (0.1^0.2*0^0.1) — SDM 7.5.2 (d)
= 0.0 min

2 For Proposed UC after CP10

	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 = $0.5\ \pi r^2 + w\ d$ = 0.5 x 3.14 x 200^2 + 400 x 715
= 0.349 m^2
Wetted Perimeter, p = $\pi\ r + 2\ d$ = 3.14 x 200 + 2 x 715
= 2.058 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.169 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.169)^1/6 x (0.169 x 0.005)^1/2 / 0.016 — SDM Table 12
= 1.35 m/s
Time of flow, t_f = 0.1 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (0+0.1+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 329 — SDM Table 3a

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	0.0	0.0
		SUM =	0.0

SDM 7.5.2 (b)

Upstream flow, Q_u = 0.370 m^3/s

Design flow, Q_d = $0.278i\ \Sigma\ C_jA_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 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