

寄件者: Rich Gold [REDACTED]
寄件日期: 2026年03月30日星期一 16:34
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: Planning Application No. A/YL-KTN/1164 - Submission of Further Information
附件: KTN1164_P22034_FI_DSD_30.3.2026.pdf

類別: Internet Email

Dear Sir/Madam,

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

Regards,
Janice Tang

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Your Ref.: A/YL-KTN/1164

Our Ref.: P22034/TL26124

30 March 2026

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Temporary Place of Recreation, Sports or Culture and Animal Boarding
Establishment with Ancillary Facilities and Associated Filling of Land and Pond
for a Period of 3 Years in "Agriculture" Zone, Lots 1464 (Part), 1466 (Part), 1486 (Part),
1489 (Part) and 1494 (Part) in D.D. 107 and Adjoining Government Land,
Kam Tin, Yuen Long, New Territories
(Application No. A/YL-KTN/1164)**

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

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



Francis LAU

Encl.

c.c.
DPO/FS&YLE, PlanD (Attn.: Ms. Andrea YAN)

Further Information for Planning Application No. A/YL-KTN/1164

Response-to-Comments

Comments from Drainage Services Department

Contact person: Ms. Jessica KWAN (Tel.: 3965 8924)

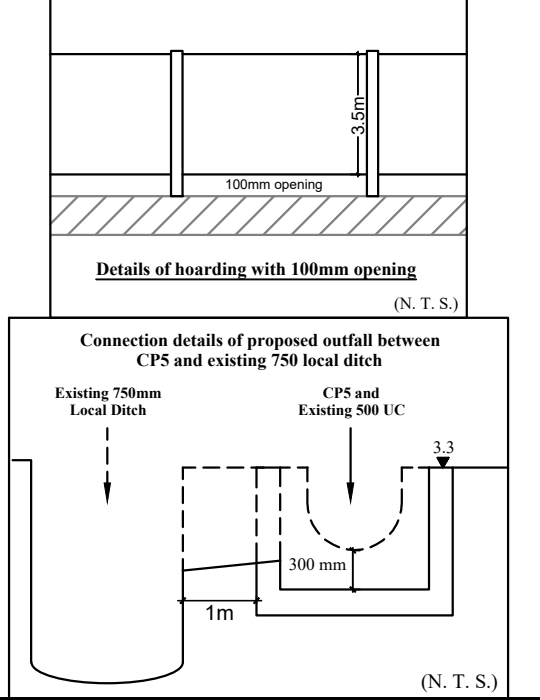
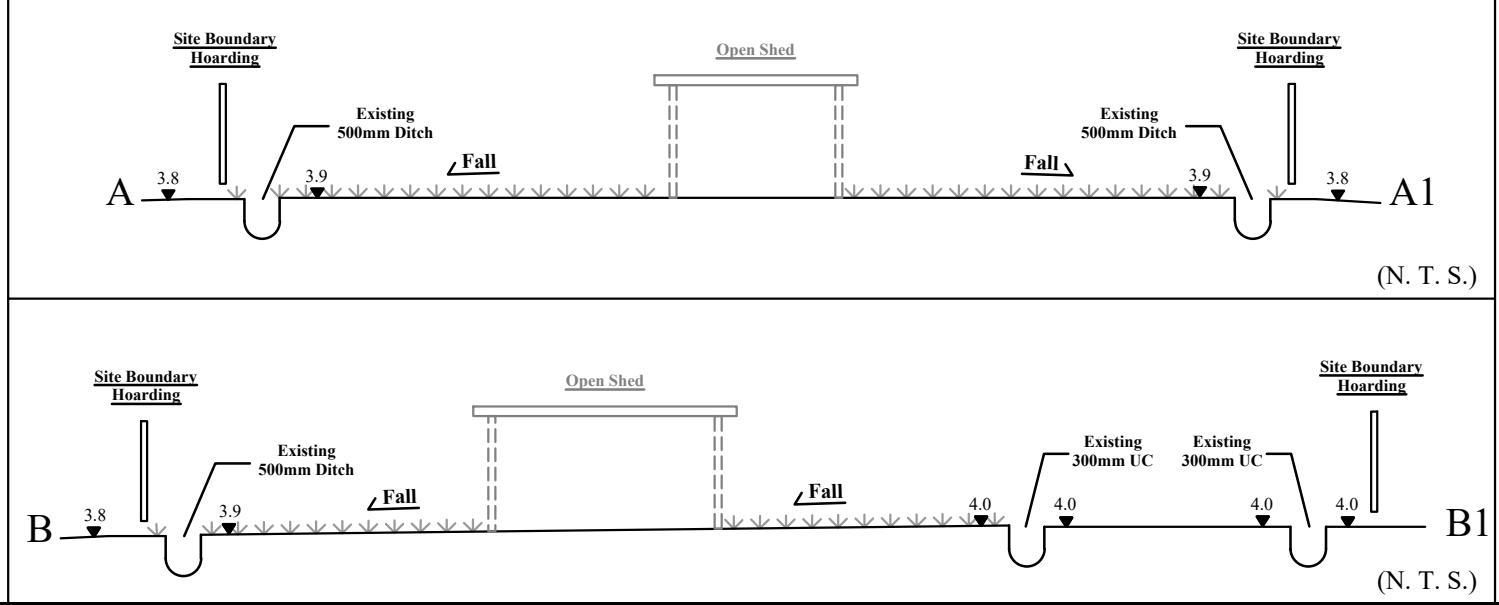
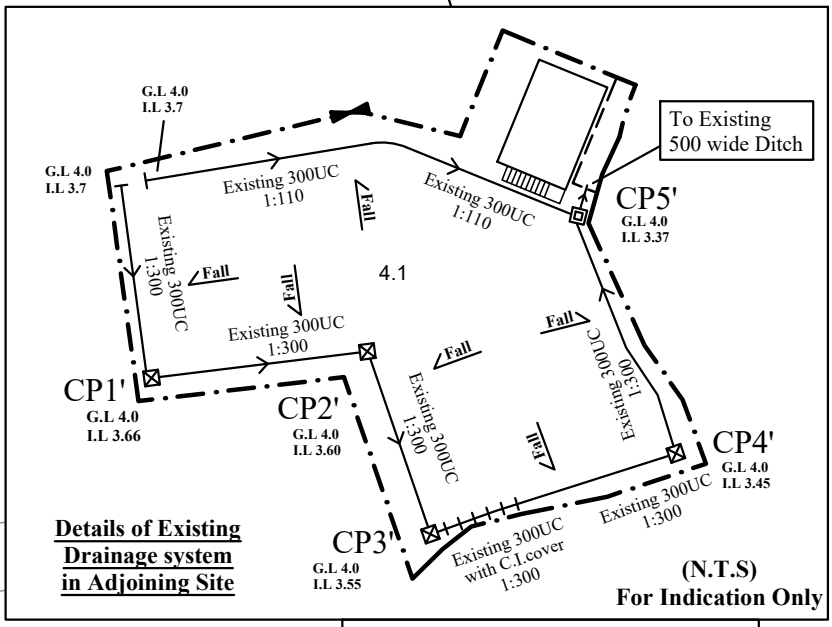
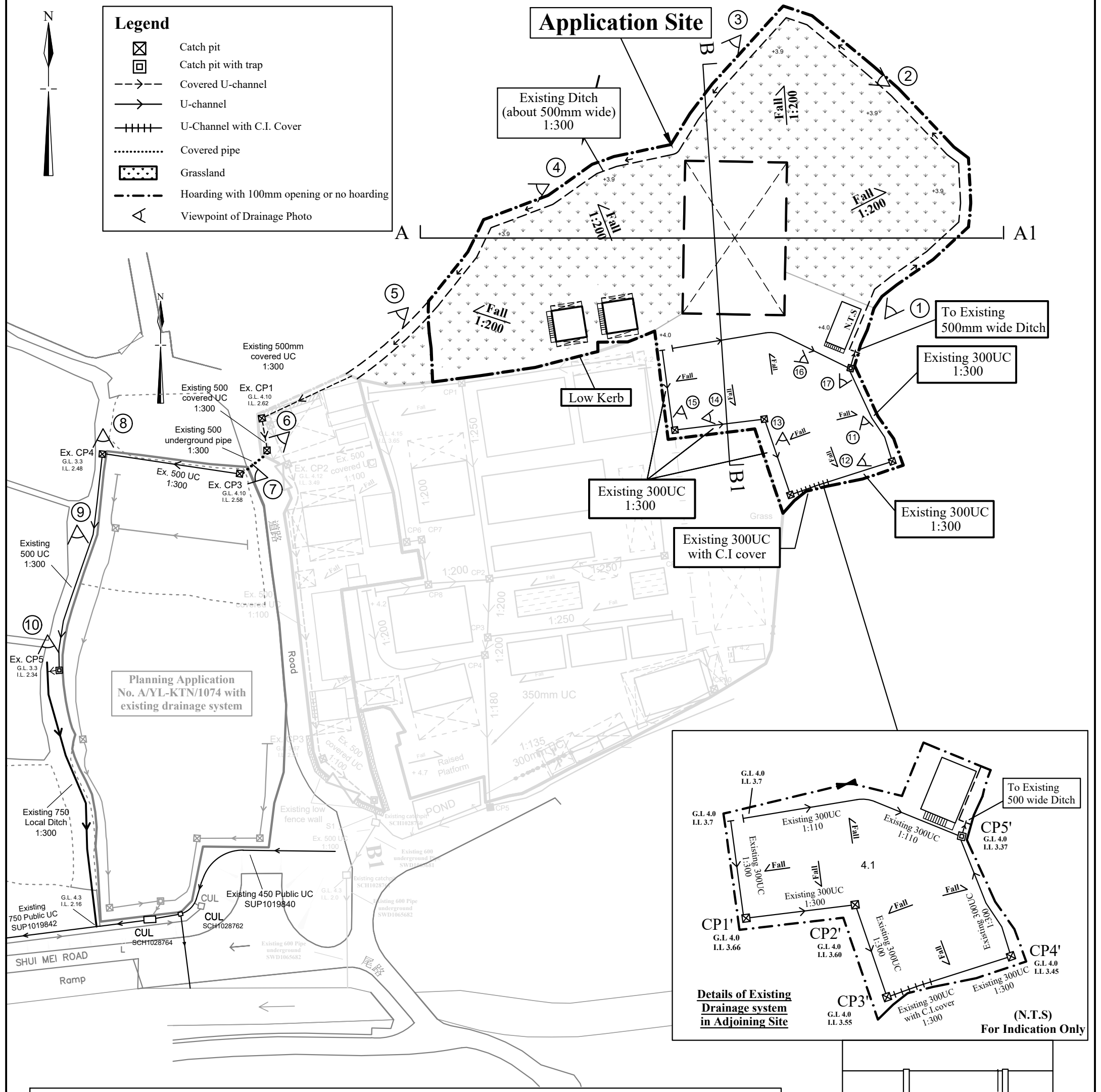
I.	Comments	Responses
1.	Drawing (No.: Plan 5.1): the applicant should clarify discrepancy of gradient of the surface channels connecting catchpits CP3' and CP5'.	Please refer to the revised drainage proposal (Plan 5.1a) for details.
2.	Since the submitted site photos No. 1-10 are same as those submission via the previous application No. A/YL-KTN/894, the previous comments conveyed to the applicant - <i>“According to our site inspection on 25 April and 2 May 2025, it was observed that some channel depths do not tally with the agreed drainage proposal (particular the 500mm u-channel). The applicant should review the size of constructed channels.”</i> , are still valid.	<p>After the site inspection on 25 April and 2 May 2025, we received verbal comments from the authority stated that the depth of the channel at site photos 2-4 is not tally with the agreed drainage proposal.</p> <p>The applicant has rectified the situation of site photos 2-4. Please refer to the updated site photos 2-4.</p> <p>Other locations of the channel are acceptable by the authority and remain the same.</p>

- END -

Legend

- Catch pit
- Catch pit with trap
- Covered U-channel
- U-channel
- U-Channel with C.I. Cover
- Covered pipe
- Grassland
- Hoarding with 100mm opening or no hoarding
- Viewpoint of Drainage Photo

Application Site



1:750 (A3)

October 2025

Drainage Proposal



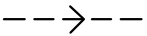
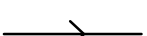

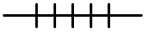
Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part)
and adjoining Government Land in D. D. 107
Yuen Long, New Territories

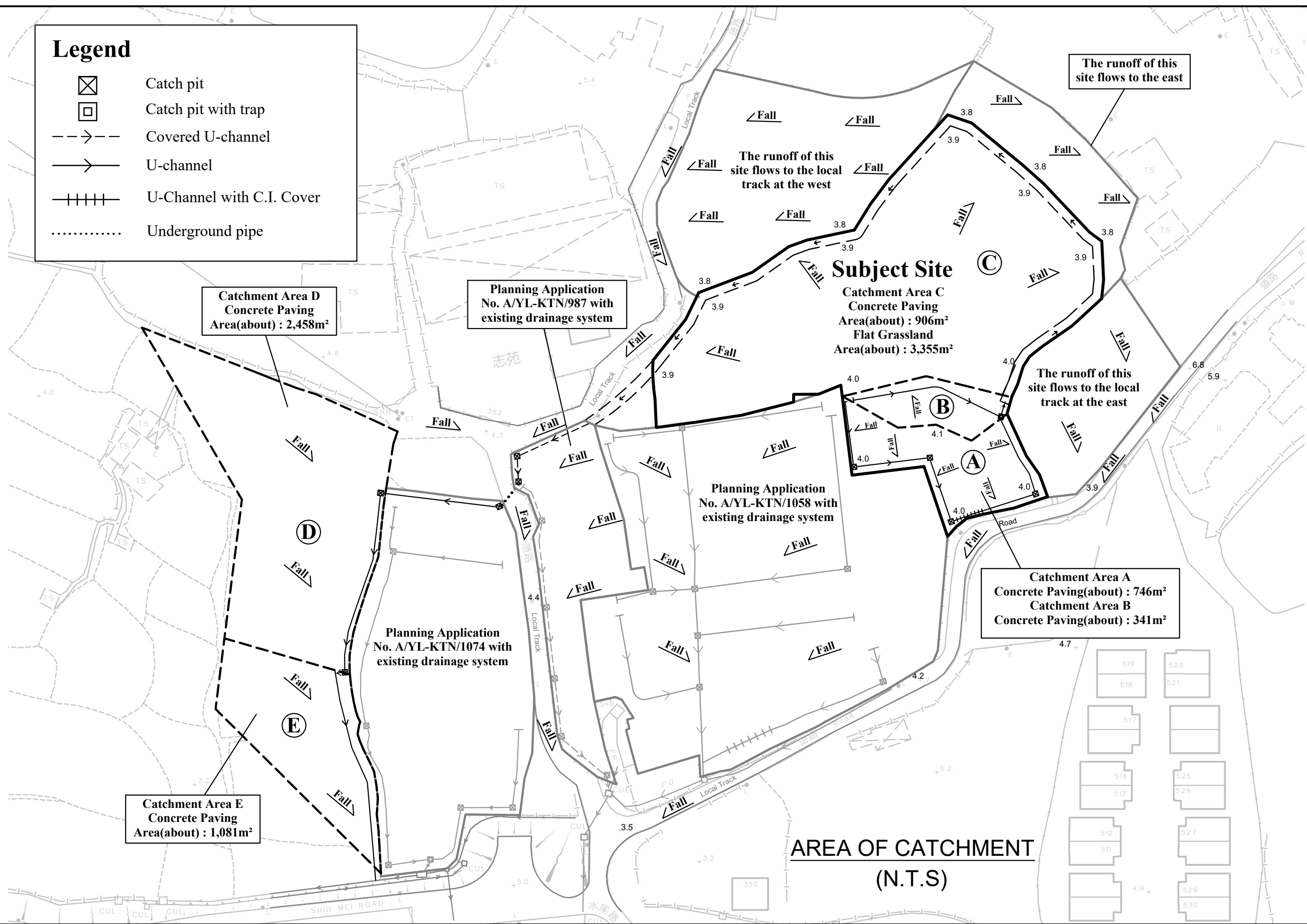
Goldrich Planners & Surveyors Ltd.

Plan 5.1a
(P 22034)



Legend

-  Catch pit
-  Catch pit with trap
-  Covered U-channel
-  U-channel
-  U-Channel with C.I. Cover
-  Underground pipe



Catchment Area D
Concrete Paving
Area(about) : 2,458m²

Planning Application
No. A/YL-KTN/987 with
existing drainage system

Subject Site
Catchment Area C
Concrete Paving
Area(about) : 906m²
Flat Grassland
Area(about) : 3,355m²

The runoff of this
site flows to the local
track at the east

Planning Application
No. A/YL-KTN/1058 with
existing drainage system

Catchment Area A
Concrete Paving(about) : 746m²
Catchment Area B
Concrete Paving(about) : 341m²

Planning Application
No. A/YL-KTN/1074 with
existing drainage system

Catchment Area E
Concrete Paving
Area(about) : 1,081m²

**AREA OF CATCHMENT
(N.T.S)**

N.T.S

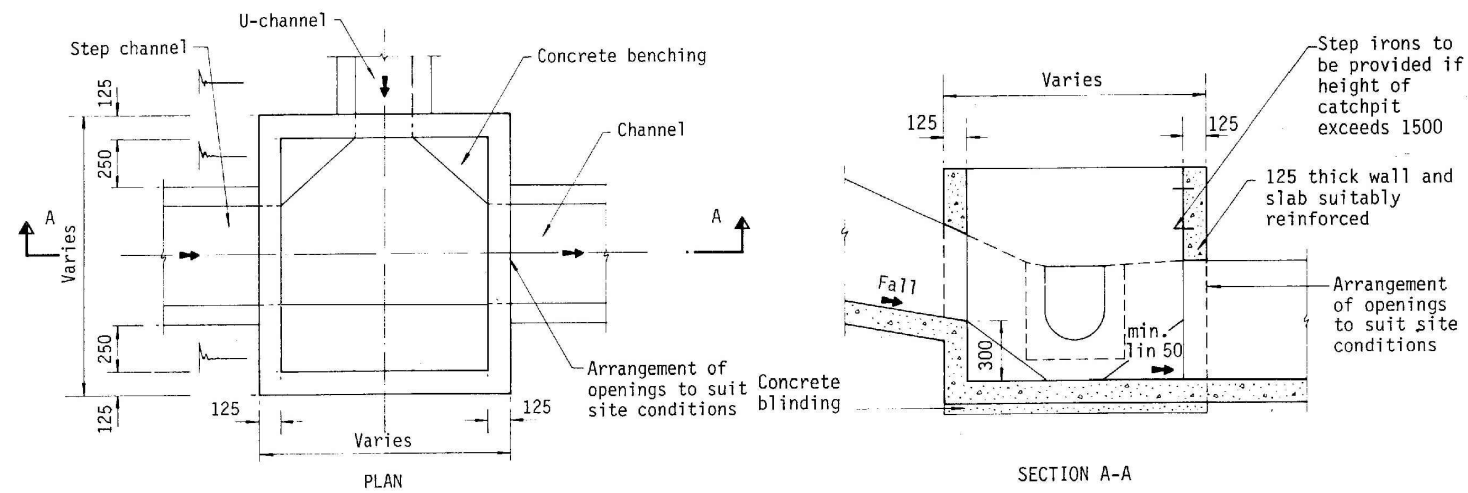
Drainage Proposal

Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part)
and adjoining Government Land in D. D. 107
Yuen Long, New Territories

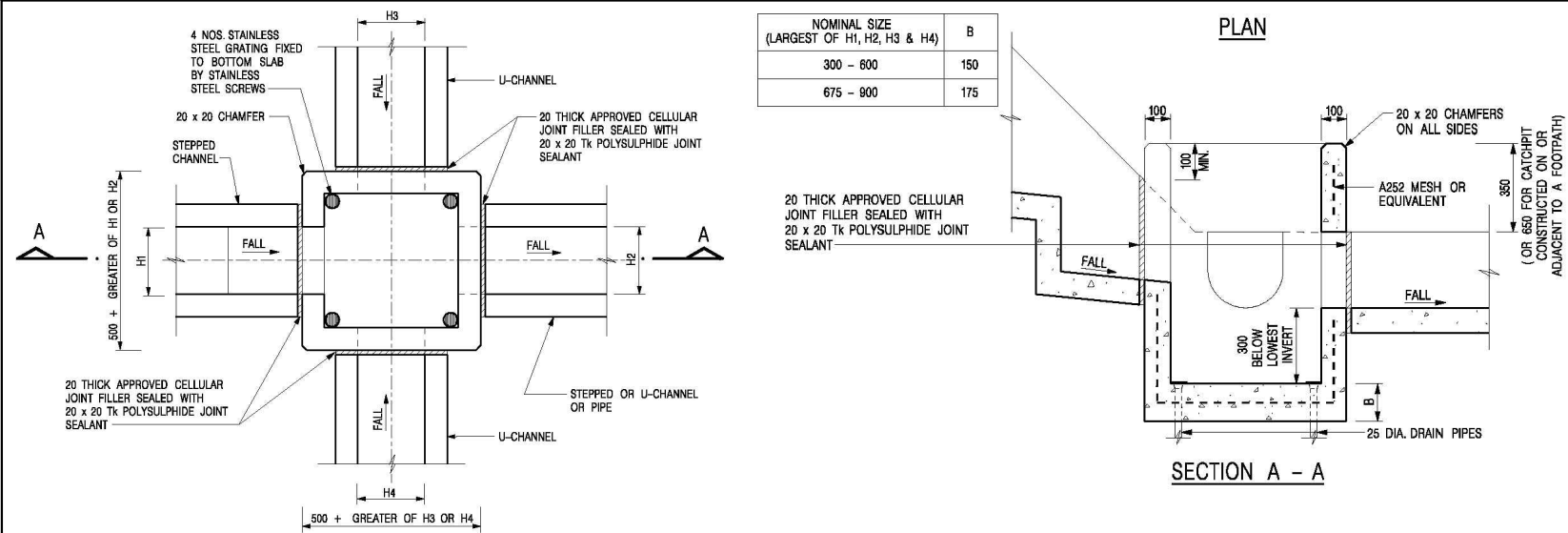
Goldrich Planners &
Surveyors Ltd.

August 2025

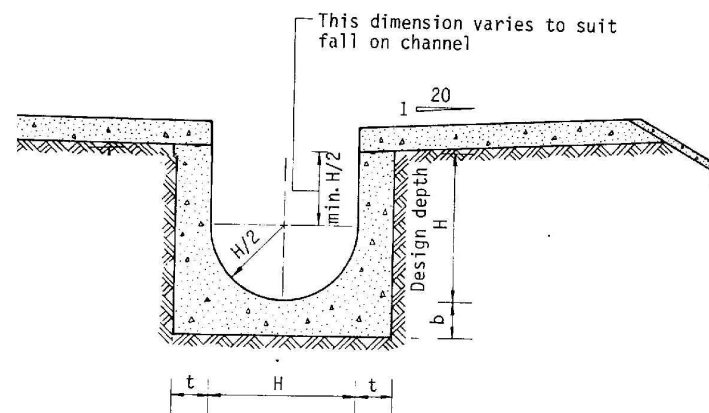
Plan 5.2
(P 22034)



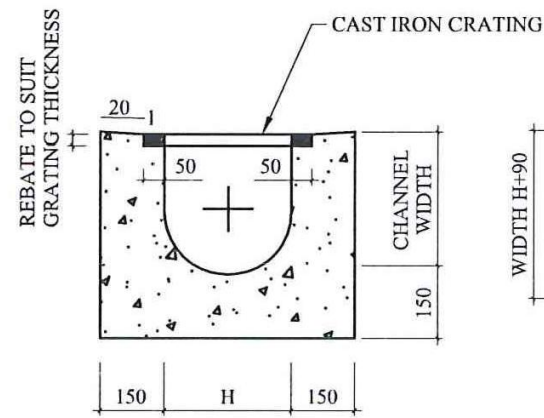
TYPICAL DETAILS OF CATCHPIT



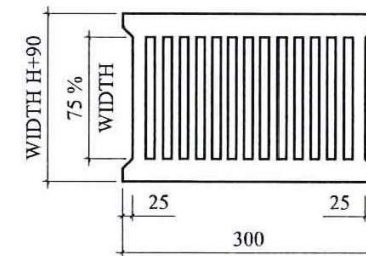
DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)



TYPICAL DETAILS OF U CHANNEL



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



CAST IRON CRATING (HEAVY DUTY)

N.T.S

August 2025

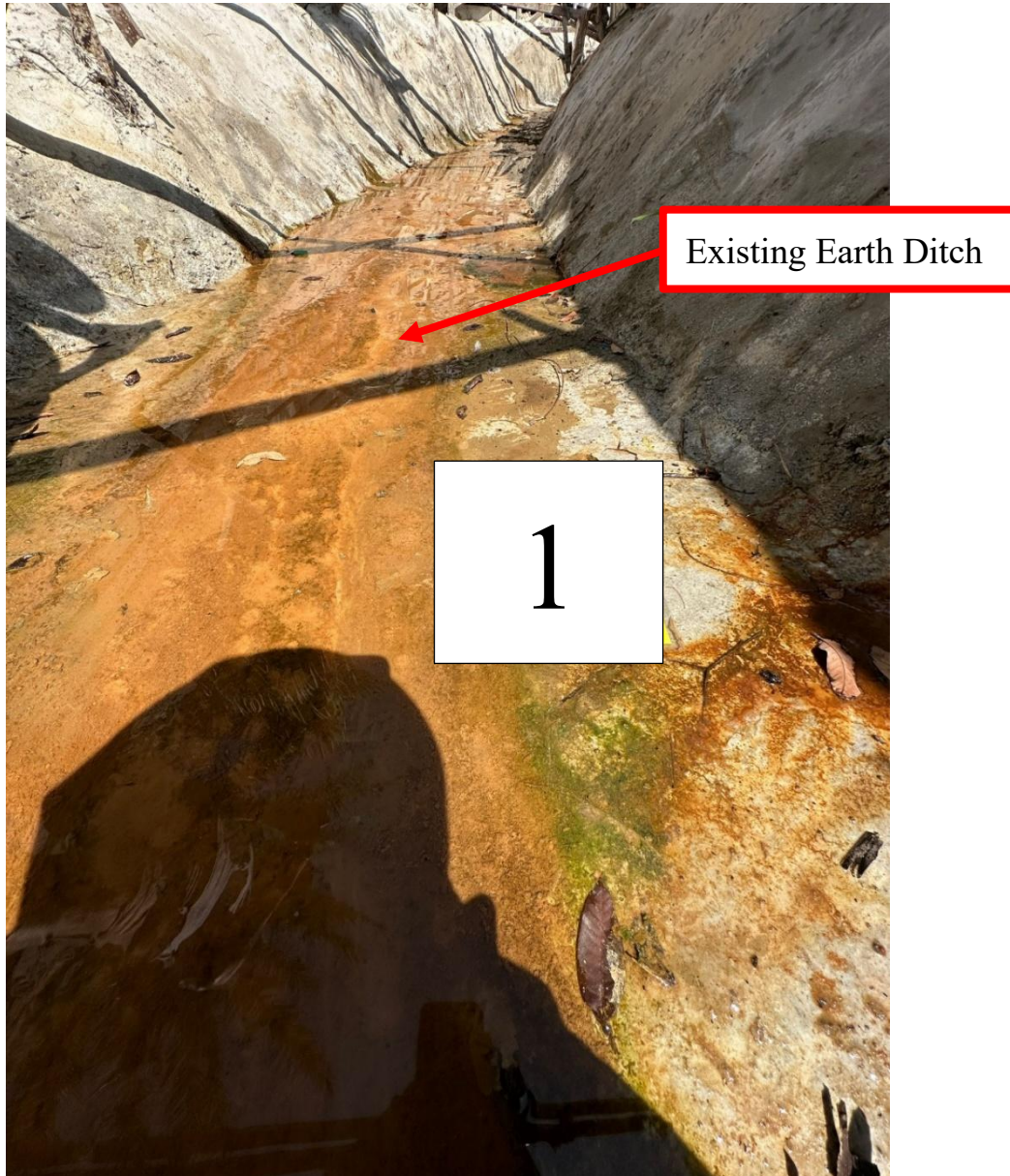
Drainage Proposal

Lots 1464(part), 1466(part), 1486(Part), 1489(Part), 1494(part)
and adjoining Government Land in D. D. 107
Yuen Long, New Territories

Goldrich Planners & Surveyors Ltd.

Plan 5.3
(P 22034)

Viewpoint 1



Viewpoint 2



Viewpoint 3



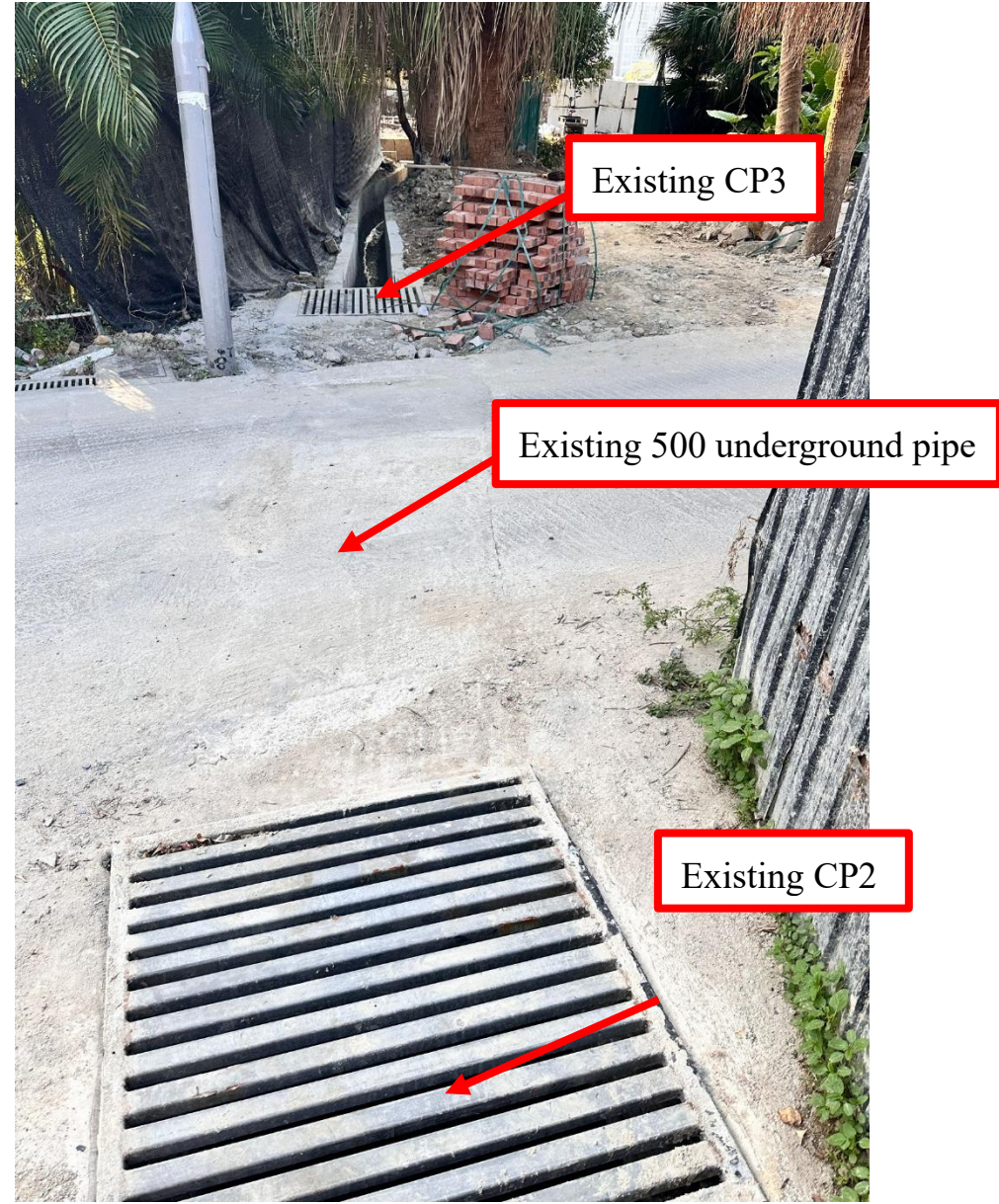
Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9



Existing 500 UC

Viewpoint 10



Existing 750
Local Ditch

Existing CP5

Viewpoint 11



Viewpoint 12



Viewpoint 13



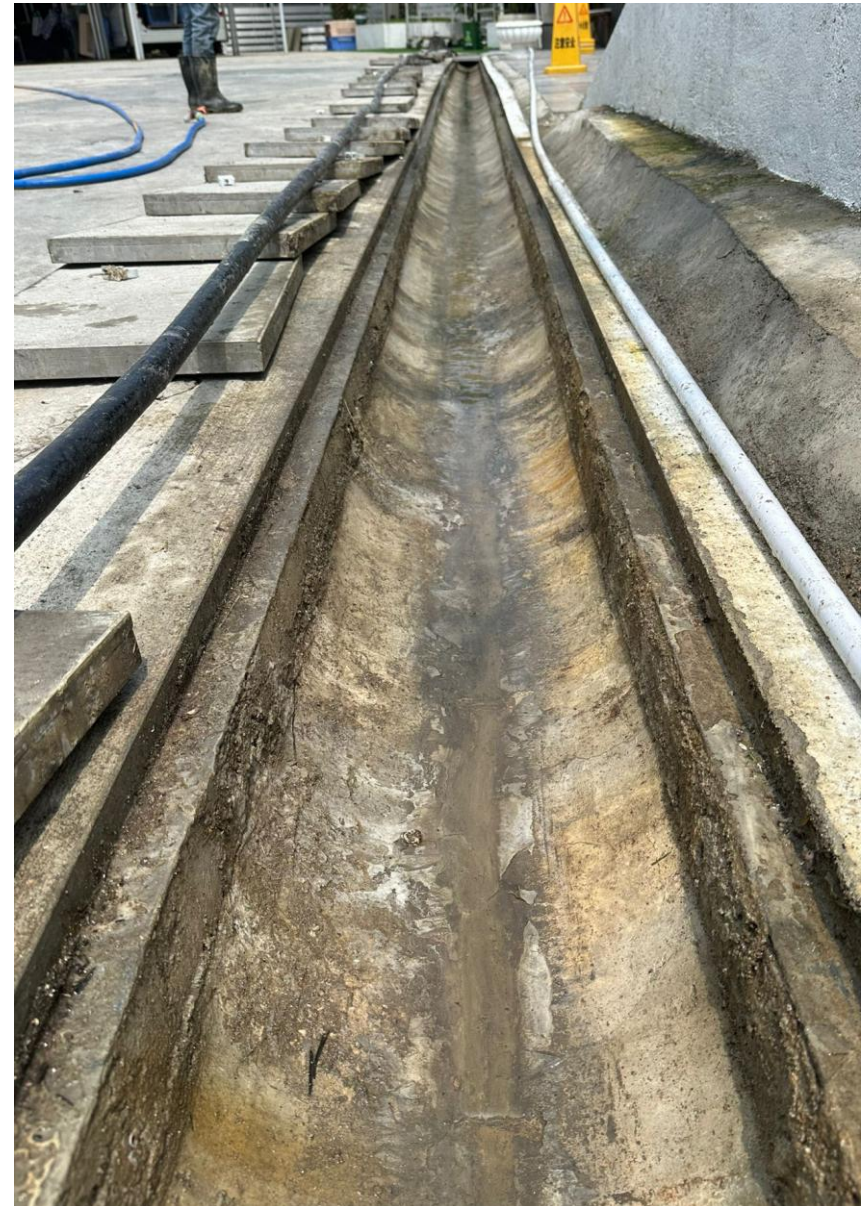
Viewpoint 14



Viewpoint 15



Viewpoint 16



Viewpoint 17



1 For Catchment Area A

Area, A = 742 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 21 m

Time of concentration, $t_c = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465(21) / (0.1^{0.2} \times 742^{0.1})$
 = 2.5 min

Ref.

SDM 7.5.2 (d)

2 For Existing U-Channel in catchment area A

	From	To
Ground level (mPD)	4.00	4.00
Invert level (mPD)	3.70	3.37

Width of u-channel, w = 300 mm
 Length of u-channel, $L_c = 97.8$ m
 Depth of vertical part of u-channel, d = 476 mm
 Gradient of u-channel, $S_f = (3.7-3.374)/97.8 = 0.0033$

Cross-Section Area, $a = 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 476$
 = 0.178 m²
 Wetted Perimeter, $p = \pi r + 2 d = 3.14 \times 150 + 2 \times 476$
 = 1.423 m
 Hydraulic radius, $R = a / p = 0.125$ m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, $v = R^{1/6} \times (RS_f)^{1/2} / n = (0.125)^{1/6} \times (0.125 \times 0.003)^{1/2} / 0.016$
 = 0.90 m/s
 Time of flow, $t_f = 1.8$ min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, $i = a / (t_c + t_f + b)^c$
 = 505.5 / (2.9+0.5+3.29)^{0.35} for return period T = 50 years
 = 246

SDM 4.3.2
 Corrigendum 1/2024
 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, $Q_u = 0$ m³/s

Design flow, $Q_d = 0.278i \sum C_j A_j + Q_u$ where A_j is in km²
 = 0.278 x 246 x 704.9 / 1000000 + 0
 = 0.048 m³/s

SDM 7.5.2 (a)

Allowable flow, $Q_a = a \times v$
 = 0.178 x 0.9
 = 0.161 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

1 For Catchment Area B

Area, A = 343 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 25 m

Time of concentration, t₀ = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (25) / (0.1^{0.2}*343^{0.1})
 = 3.2 min

SDM 7.5.2 (d)

2 For Existing U-Channel in catchment area B

	From	To
Ground level (mPD)	4.00	4.00
Invert level (mPD)	3.70	3.37

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 36.2 m
 Depth of vertical part of u-channel, d = 480 mm
 Gradient of u-channel, S_f = (3.7-3.37)/36.2 = 0.009

Cross-Section Area, a = 0.5 π r² + w d = 0.5 x 3.14 x 150² + 300 x 480
 = 0.179 m²

Wetted Perimeter, p = π r + 2 d = 3.14 x 150 + 2 x 480
 = 1.431 m

Hydraulic radius, R = a / p
 = 0.125 m

SDM 8.2.1

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 = (0.125)^{1/6} x (0.125 x 0.009)^{1/2} / 0.016
 = 1.49 m/s
 Time of flow, t_f = 0.4 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t₀ + t_f + b)^c
 = 505.5 / (2.9+0.5+3.29)^{0.35} for return period T = 50 years
 = 255

SDM 4.3.2
 Corrigendum 1/2024
 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	343.0	325.9
			SUM = 325.9

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m³/s

Design flow, Q_d = 0.278i Σ C_jA_j + Q_u where A_j is in km²
 = 0.278 x 255 x 325.85 / 1000000 + 0
 = 0.023 m³/s

SDM 7.5.2 (a)

Allowable flow, Q_a = a x v
 = 0.179 x 1.49
 = 0.268 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

1 For Catchment Area C

Area, A = 3944 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 66 m

Time of concentration, t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (66) / (0.1^{0.2}*3944^{0.1}) = 6.6 min
 Ref. SDM 7.5.2 (d)

2 For Existing Ditch in catchment area C

	From	To
Ground level (mPD)	4.00	3.90
Invert level (mPD)	3.37	2.68

Width of u-channel, w = 500 mm
 Length of u-channel, L_c = 206.7 m
 Depth of vertical part of u-channel, d = 969 mm
 Gradient of u-channel, S_f = (3.37-2.681)/206.7 = 0.0033

Cross-Section Area, a = 0.5 π r² + w d = 0.5 x 3.14 x 250² + 500 x 969 = 0.583 m²
 Wetted Perimeter, p = π r + 2 d = 3.14 x 250 + 2 x 969 = 2.723 m
 Hydraulic radius, R = a / p = 0.214 m
 Ref. SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.0225 for earth lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.214)^{1/6} x (0.214 x 0.003)^{1/2} / 0.0225 = 0.92 m/s
 Time of flow, t_f = 3.8 min
 Ref. SDM Table 13
 Ref. SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t_o + t_f + b)^c
 = 505.5 / (2.9+0.5+3.29)^{0.355} for return period T = 50 years = 200
 Ref. SDM 4.3.2
 Ref. Corrigendum 1/2024
 Ref. SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Glassland(heavy soil)	0.25	2765.0	691.3
Concrete Paving	0.95	1179.0	1120.1
			SUM = 1811.3

Ref. SDM 7.5.2 (b)

Upstream flow, Q_u = 0.071 m³/s

Design flow, Q_d = 0.278i Σ C_jA_j + Q_u where A_j is in km²
 = 0.278 x 200 x 1811.3 / 1000000 + 0.071 = 0.172 m³/s
 Ref. SDM 7.5.2 (a)

Allowable flow, Q_a = a x v
 = 0.583 x 0.92 = 0.535 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

1 For Catchment Area between Existing Ditch and CP2

Area, A = 0 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 0 m

Time of concentration, t₀ = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (0) / (0.1^{0.2}0^{0.1})
 = 0.0 min

Ref.

SDM 7.5.2 (d)

2 For Existing U-Channel between Existing Ditch and CP2

	From	To
Ground level (mPD)	3.90	4.10
Invert level (mPD)	2.68	2.59

Width of u-channel, w = 500 mm
 Length of u-channel, L_c = 27.7 m
 Depth of vertical part of u-channel, d = 1260 mm
 Gradient of u-channel, S_f = (2.68-2.59)/27.7 = 0.0033

Cross-Section Area, a = 0.5 π r² + w d = 0.5 x 3.14 x 250² + 500 x 1260
 = 0.728 m²

Wetted Perimeter, p = π r + 2 d = 3.14 x 250 + 2 x 1260
 = 3.305 m

Hydraulic radius, R = a / p
 = 0.220 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.0160 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.22)^{1/6} x (0.22 x 0.003)^{1/2} / 0.016
 = 1.31 m/s
 Time of flow, t_f = 0.4 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t₀ + t_f + b)^c
 = 505.5 / (2.9+0.5+3.29)^{0.355} for return period T = 50 years
 = 319

SDM 4.3.2
 Corrigendum 1/2024
 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 = 0.172 m³/s

Design flow, Q_d = 0.278i Σ C_jA_j + Q_u where A_j is in km²
 = 0.278 x 319 x 0 / 1000000 + 0.172
 = 0.172 m³/s

SDM 7.5.2 (a)

Allowable flow, Q_a = a x v
 = 0.728 x 1.31
 = 0.951 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

1 For Catchment Area between CP2 and CP3

Area, A = 0 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 0 m

Time of concentration, t₀ = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (0) / (0.1^{0.2}*0^{0.1})
 = 0.0 min

Ref.

SDM 7.5.2 (d)

2 For Underground Pipe between CP2 and CP3

Size(Diameter) w = 500 mm
 Length of Pipe = 3.6 m
 Design the pipe to 9/10 full bore capacity, then
 Area of ventilated portion = 0.1 of pipe area
 $\frac{1}{2} r^2 \theta - \frac{1}{2} r^2 \sin(\theta) = 0.1 \pi r^2$
 $\theta - \sin(\theta) = 0.2 \pi$
 $\theta = 1.63 \text{ rad} = 93.4^\circ$ (By trial and error)

Area A = 0.9 πr^2
 = 0.9 x 3.14 x 500²
 = 0.707 m²

Wetted Perimeter P = 2 $\pi r - r \theta$ = 2327 mm
 Hydraulic radius R = A/P
 = 303.7 mm

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Fall S = 1: 300
 Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (303.7)^{1/6} * (303.7/300)^{1/2} / 0.016
 = 1.35 m/s
 Time of flow, t_f = 0.04 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t₀ + t_f + b)^c
 = 505.5 / (2.9+0.04+3.29)^{0.355} for return period T = 50 years
 = 330

SDM 4.3.2
 Corrigendum 1/2024
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
Macadam Roadways	0.425	0.0	0.0
Wooded Areas	0.105	0.0	0.0
SUM =			0.0

SDM 7.5.2 (b)

Upstream flow, Q_u = 0.172 m³/s

Design flow, Q_d = 0.278i $\Sigma C_i A_i$ + Q_u where A_i is in km²
 = 0.278 x 330 x 0 / 1000000 + 0.172
 = 0.172 m³/s

SDM 7.5.2 (a)

Allowable flow, Q_a = 0.9 x a x v (10% reduction in flow area due to deposition of sediment)
 = 0.9 x 0.3974 x 1.35
 = 0.856 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Hydraulic Calculation

Goldrich Planners &
 Surveyors Ltd.

December 2024

Lots 1464 (Part), 1486 (Part), 1489 (Part), 1494 (Part)
 and adjoining Government Land in D. D. 107
 Yuen Long, N. T.

Page 5
 (P22034)

1 For Catchment Area D

Area, A = 2458 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 33 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (33) / (0.1^{0.2} \times 2458^{0.1}) = 0.0 \text{ min}$$

Ref.

SDM 7.5.2 (d)

2 For U-channel between Existing CP3 and CP5

	From	To
Ground level (mPD)	4.10	3.30
Invert level (mPD)	2.58	2.34

Width of u-channel, w = 500 mm
 Length of u-channel, L_c = 71.1 m
 Depth of vertical part of u-channel, d = 710 mm
 Gradient of u-channel, S_f = (2.58-2.34)/71.1 = 0.0034

Cross-Section Area, a = $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 250^2 + 500 \times 710 = 0.453 \text{ m}^2$
 Wetted Perimeter, p = $\pi r + 2 d = 3.14 \times 250 + 2 \times 710 = 2.205 \text{ m}$
 Hydraulic radius, R = $a / p = 0.205 \text{ m}$

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.0160 for concrete lined channels:-
 Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n = (0.205)^{1/6} \times (0.205 \times 0.003)^{1/2} / 0.016 = 1.26 \text{ m/s}$
 Time of flow, t_f = 0.9 min

SDM Table 13
SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c = 505.5 / (2.9 + 0.9 + 3.29)^{0.355}$ for return period T = 50 years = 303

SDM 4.3.2
Corrigendum 1/2024
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	2458.0	2335.1
			SUM = 2335.1

SDM 7.5.2 (b)

Upstream flow, Q_u = 0.172 m³/s

Design flow, Q_d = $0.278i \sum C_j A_j + Q_u$ where A_j is in km²
 = $0.278 \times 303 \times 2335.1 / 1000000 + 0.172 = 0.369 \text{ m}^3/\text{s}$

SDM 7.5.2 (a)

Allowable flow, Q_a = a x v
 = $0.453 \times 1.26 = 0.573 \text{ m}^3/\text{s}$

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Hydraulic Calculation

Goldrich Planners & Surveyors Ltd.

December 2024

Lots 1464 (Part), 1486 (Part), 1489 (Part), 1494 (Part)
 and adjoining Government Land in D. D. 107
 Yuen Long, N. T.

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1 For Catchment Area E

Area, A = 1081 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 33 m

Time of concentration, t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (33) / (0.1^{0.2}*1081^{0.1})
 = 3.8 min

Ref.

SDM 7.5.2 (d)

2 For Existing Local Ditch in catchment area E

	From	To
Ground level (mPD)	3.30	4.30
Invert level (mPD)	2.34	2.16

Width of u-channel, w = 750 mm
 Length of u-channel, L_c = 53 m
 Depth of vertical part of u-channel, d = 1765 mm
 Gradient of u-channel, S_f = (2.34-2.16)/53 = 0.0034

Cross-Section Area, a = 0.5 π r² + w d = 0.5 x 3.14 x 375² + 750 x 1765
 = 1.545 m²

Wetted Perimeter, p = π r + 2 d = 3.14 x 375 + 2 x 1765
 = 4.708 m

Hydraulic radius, R = a / p
 = 0.328 m

SDM 8.2.1

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 = (0.328)^{1/6} x (0.328 x 0.003)^{1/2} / 0.016
 = 1.73 m/s
 Time of flow, t_f = 0.5 min

SDM Table 13

SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t_o + t_f + b)^c
 = 505.5 / (2.9+0.5+3.29)^{0.355} for return period T = 50 years
 = 246

SDM 4.3.2

Corrigendum 1/2024

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	1081.0	1027.0
			SUM = 1027.0

SDM 7.5.2 (b)

Upstream flow, Q_u = 0.369 m³/s

Design flow, Q_d = 0.278i Σ C_fA_j + Q_u where A_j is in km²
 = 0.278 x 246 x 1026.95 / 1000000 + 0.369
 = 0.439 m³/s

SDM 7.5.2 (a)

Allowable flow, Q_a = a x v
 = 1.545 x 1.73
 = 2.676 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Hydraulic Calculation

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