寄件者: Rich Gold <[redacted]>
寄件日期: 2026年05月28日星期四 11:55
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND
主旨: Planning Application No. A/YL-KTN/1177 - Submission of Further Information
附件: KTN1177_P23044_FI_28.5.2026.pdf

類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application.

Regards,
Janice Tang

--
Goldrich Planners and Surveyors Ltd.
[redacted]

GoldRich PLANNERS & SURVEYORS LTD.
金 潤 規 劃 測 量 師 行 有 限 公 司
[redacted]

Your Ref.: A/YL-KTN/1177 Our Ref.: P23044/TL26197 28 May 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 Animal Boarding Establishment with Ancillary Facilities and associated Filling of Land for a period of 5 years in "Agriculture" Zone, Lot Nos. 1493 (Part) and 1500 (Part) in D. D. 107 and Adjoining Government Land, Yuen Long, New Territories (Application No. A/YL-KTN/1177)

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

We would also like to provide clarification on the discrepancies between the number of structures and GFA/covered area shown on the layout plan and those shown on the Fire Service Installations (FSI) Proposal. As advised by the Fire Services Department, the two water tanks/open water pools on site are not regarded as structures on fire safety perspective. As such, the water pools have not been counted towards the number of structures and GFA/covered area on the FSI Proposal. However, the water pools have been counted towards the number of structures and GFA/covered area on the layout plan as they are considered as structures by the Lands Department in order to facilitate the Short Term Waiver application after planning approval has been granted from the Town Planning Board.

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

Francis Lau

Encl.

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

Further Information for Planning Application No. A/YL-KTN/1177

Response-to-Comments

Comments from Drainage Services Department

(Contact Person: Ms. Jessica KWAN; Tel.: 3965 8924)

I.	Comments		Responses
1.	Plan 6.1b: The applicant should review alignment of the proposed drainage facilities connecting catchpits CP2 and CP4.		The alignment of the drainage facilities connecting catchpits CP2 and CP4 is reviewed. Please refer to Plan 6.1b.
2.	Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. It is noted that there is proposed land filling works for the development. Proper surface channels should be provided at the lower level and wall toe to collect the overland flow to/ from adjacent areas.		Peripheral surface channels are provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. Please refer to the attached viewpoint photograph 10.
3.	The applicant should provide hydraulic calculation to support design of the proposed surface channel at the downstream of the proposed catchpit CP6.		Please refer to the revised hydraulic calculations attached.
4.	The applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application.		Please refer to the revised hydraulic calculations attached. The additional flow generated due to the subject application is only 6% of the allowable flow for the existing facilities. Thus, the existing facilities to be discharged have sufficient capacity.
5.	The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc.		Noted.
6.	Where walls or hoarding are erected are laid along the site boundary, adequate openings should be provided to intercept the existing overland flow passing through the site.		Noted. Hoarding with 100mm opening are erected along the site boundary.
7.	The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.		Noted.

I.	Comments		Responses
8.	For any proposed connection to DSD's drainage facilities, the applicant should submit form HBP1 to this Division for application of technical audit. Upon our acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD's Standard Drawings at the resources of the applicant.		Noted.
9.	The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.		Noted.
10.	For the construction details of the proposed drainage facilities, reference should be made to current CEDD's standard drawings.		Noted.
11.	Connection of the proposed surface channel to existing catchpit shall be designed and constructed such that there is no water leakage at the proposed connection.		Noted.
12.	Consideration should be given to provide grating for the surface channels.		Grating is provided for the surface channels. Please refer to Plan 6.1b.

- END -

N

Application Site

Adjoining Site drainage proposal was approved in previous Approved Planning Application No. A/YL-KTN/1058 with existing drainage system

B

A

A1

B1

Ex. CP1
G.L. 4.1
I.L. 3.8

Ex. 400 HR
1:200

Ex. CP2
G.L. 4.1
I.L. 3.76

Ex. 500 HR
1:200

Ex. CP3
G.L. 4.1
I.L. 3.74

Ex. 500 UC
with C.I. cover
1:200

G.L. 4.3
I.L. 3.8

Ex. 500 UC
with C.I. cover
1:120

Ex. 500
covered UC
1:120

Ex. CP4
G.L. 3.67
I.L. 3.14

Ex. CP5
G.L. 3.55
I.L. 3.02

Existing low
fence wall

Existing catchpit
SCH1028760
I.L. 2.1

S1
Ex. 500 UC
1:100

Existing 600
underground Pipe
SWD1065681

Existing catchpit
SCH1028761
C.L. 4.3
I.L. 2.0

Existing 600
underground Pipe
SWD1065682

I.L. 1.8

Existing 2500mm Nullah

Adjoining Site drainage proposal was approved in previous Approved Planning Application No. A/YL-KTN/916 with existing drainage system

Existing 450
underground pipe
SWD1065683

Existing
350mm UC

Existing
500mm UC

225mm UC

Gutter

300mm UC

Existing
225mm UC

Existing
400mm UC

Proposed 250mm UC
1:200

Proposed 300mm UC
1:100

Ex. 500mm
underground pipe
1:300

Ex. 500 UC
1:300

Raised
Platform

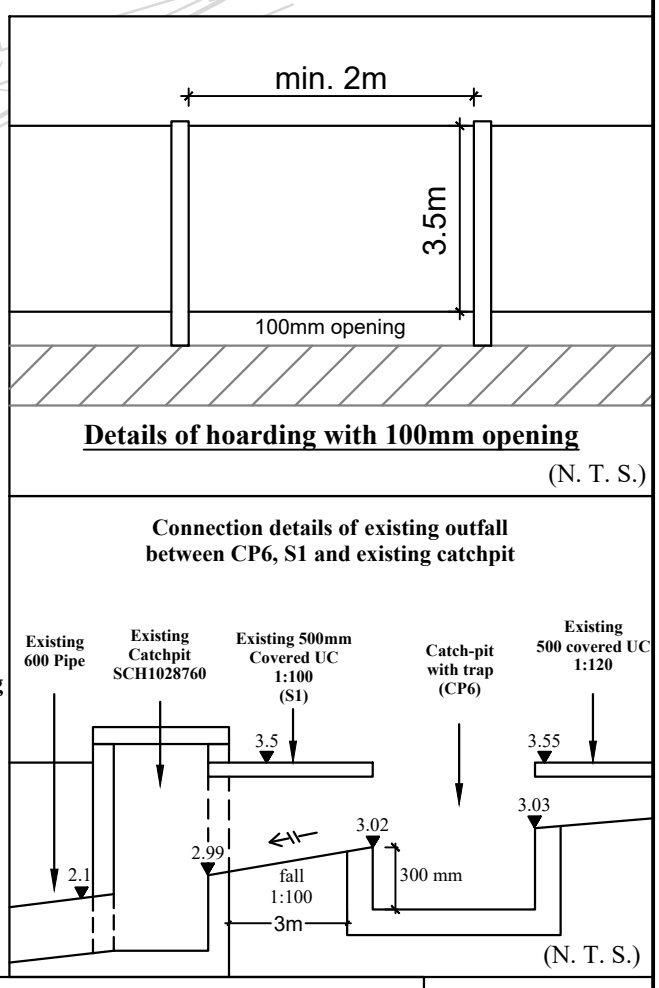
POND

LGV
Parking

Legend

- Catch-pit
- Catch-pit with trap
- U-Channel
- Covered U-Channel
- U-Channel with C.I. cover
- Half-Round Channel with grating
- Hoarding with 100mm Opening
- Pedestrian access
- Viewpoint of Drainage Photo

Site Area(about) : 1,381m²

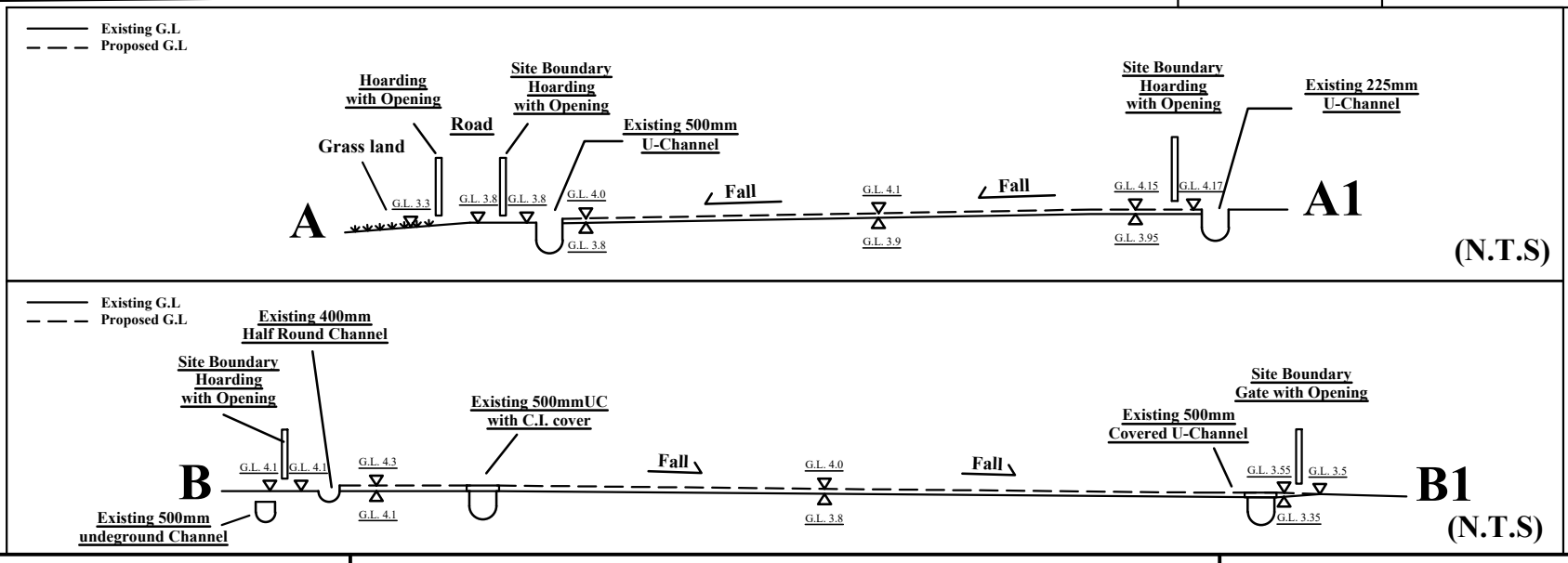


Details of hoarding with 100mm opening

(N. T. S.)

Connection details of existing outfall between CP6, S1 and existing catchpit

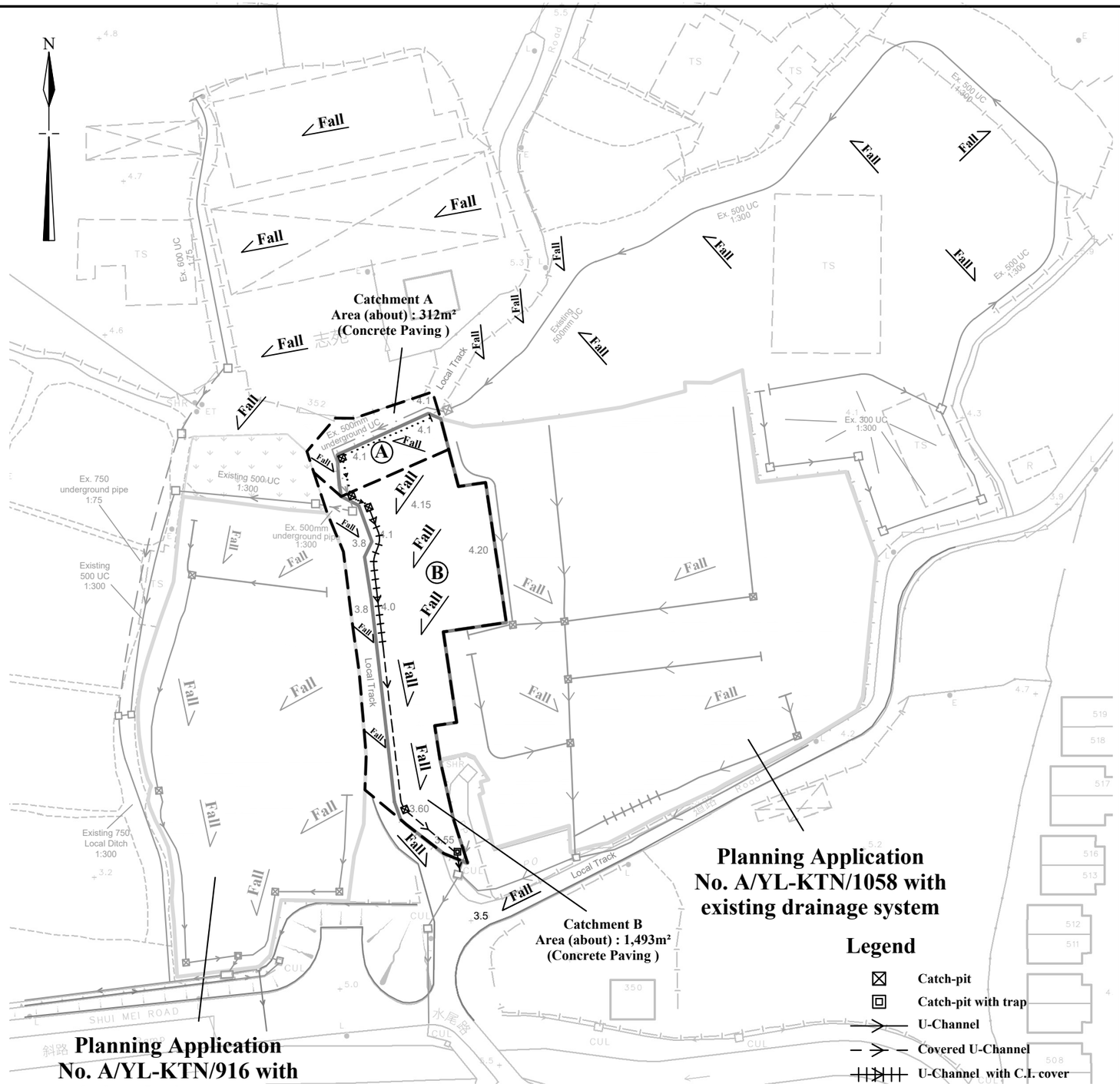
(N. T. S.)



(N.T.S)

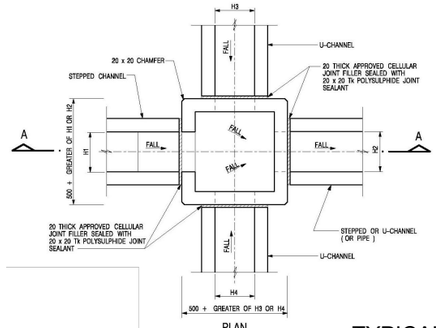
(N.T.S)

1:500 (A3)	**Drainage Proposal**	Goldrich Planners & Surveyors Ltd.
May 2026	Lots 1493 (part), 1500 (part) in DD. 107 and adjoining government land Kam Tin North, New Territories	Plan 6.1b (P 23044)

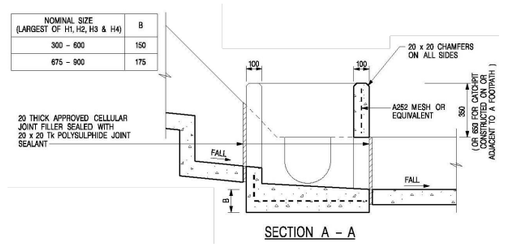


AREA OF CATCHMENT

(N.T.S)



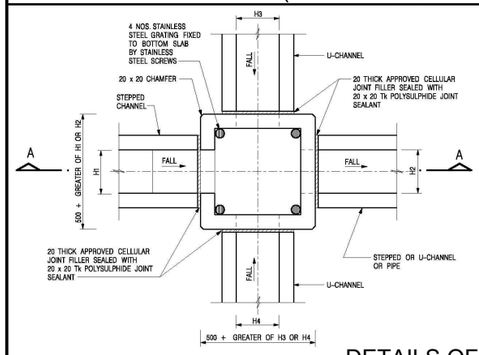
PLAN

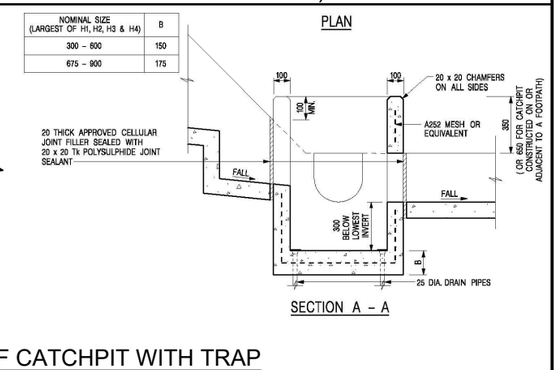


SECTION A – A

TYPICAL DETAILS OF CATCHPIT

(REFER TO CEDD'S STANDARD DWG. C2405/1)

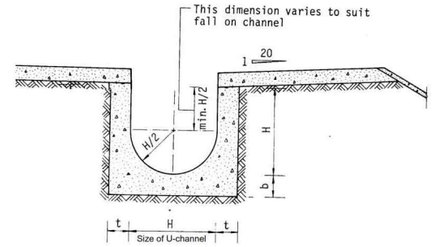




SECTION A – A

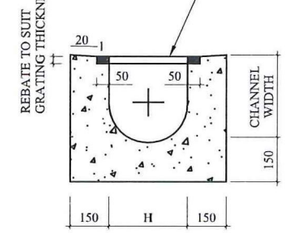
DETAILS OF CATCHPIT WITH TRAP

(REFER TO CEDD'S STANDARD DWG. C2406/1)



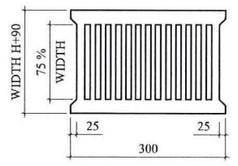
TYPICAL DETAILS OF U-CHANNEL

(Refer to DSD'S technical note to prepare a drainage submission)



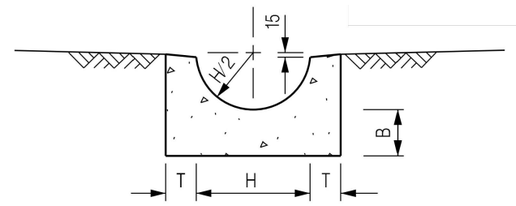
TYPICAL SECTION OF U-CHANNEL WITH COVER

(N.T.S.)



CAST IRON CRATING

(HEAVY DUTY)



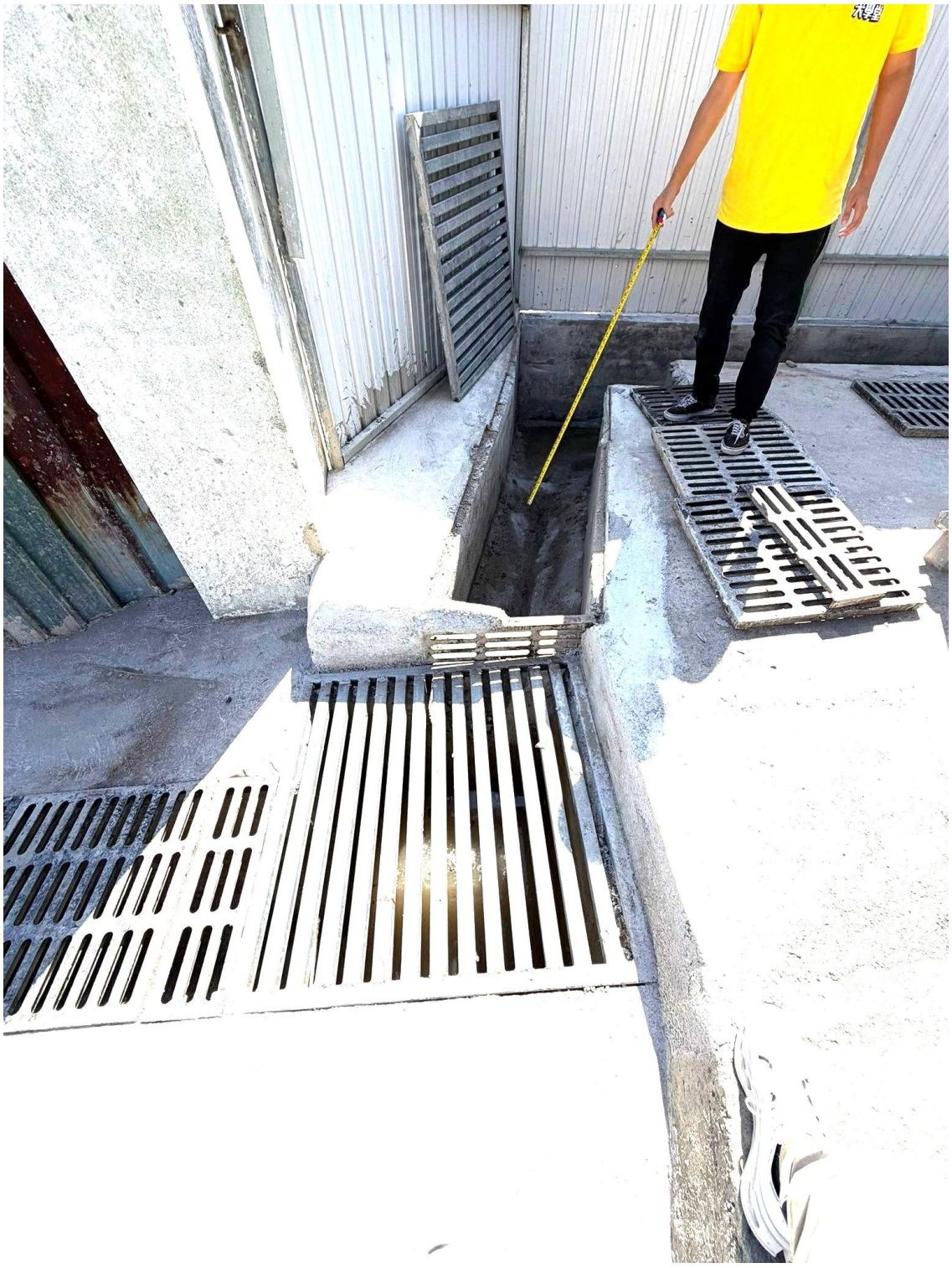
HALF–ROUND CHANNEL

DETAILS OF HALF ROUND CHANNEL

(REFER TO CEDD'S STANDARD DWG. C2409)

N.T.S	**Drainage Proposal** **Lots 1493 (part), 1500 (part) in DD. 107 and adjoining government land Kam Tin North, New Territories**	**Goldrich Planners & Surveyors Ltd.**
May 2026		**Plan 6.2c (P 23044)**

Viewpoint 10



1 For Catchment Area A

Ref.

Area, A = **312** m^2
Average slope, H = 0.1 m per 100m
Distance on the line of natural flow, L = **4.5** m

Time of concentraction, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (4.5) / (0.1^0.2*312^0.1) — SDM 7.5.2 (d)
= 0.6 min

2 For Existing 400mm Half-round channel to CP3

	From	To
Ground level (mPD)	**4.10**	**4.10**
Invert level (mPD)	**3.90**	**3.74**

Width of u-channel, w = **400** mm
Length of u-channel, L_c = **31** m

Gradient of u-channel, S_f = (3.9-3.74)/31 = 0.005

Cross-Section Area, a = $0.5 \pi r^2$ = 0.5 x 3.14 x 200^2 — SDM 9.3 (b)
= 0.063 m^2
Wetted Perimeter, p = πr = 3.14 x 200
= 0.628 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.100 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.1)^1/6 x (0.1 x 0.005)^1/2 / 0.016 — SDM Table 12
= 0.97 m/s
Time of flow, t_f = 0.5 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 / (0.6+0.5+3.29)^0.35 for return period T = 50 years — Corrigendum 1/2024
= 299 — 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	**312.0**	296.4
		SUM =	296.4

SDM 7.5.2 (b)

Upstream flow, Q_u = **0** m^3/s

Design flow, Q_d = $0.278i \Sigma C_i A_i$ x 1.16 + Q_u where A_i is in km^2 — SDM 7.5.2 (a)
= 0.278 x 299 x 296.4 / 1000000 x 1.16 + 0 — Corrigendum 1/2022
= 0.029 m^3/s

Allowable flow, Q_a = a x v
= 0.063 x 0.97
= 0.055 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.
May 2026	Lots 1493 (Part) and 1500 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories	Page 1 (P23044)

1 For Catchment Area B

			Ref.
Area, A	=	**1493** m^2	
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	**25** m	
Time of concentraction, t_o	=	$0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (25) / (0.1^0.2*1493^0.1)	SDM 7.5.2 (d)
	=	2.8 min	

2 For Existing CP3 to CP5

	From	To
Ground level (mPD)	**4.10**	**3.55**
Invert level (mPD)	**3.74**	**3.02**

Width of u-channel, w	=	**500** mm	
Length of u-channel, L_c	=	**86** m	
Depth of vertical part of u-channel, d	=	280 mm	
Gradient of u-channel, S_f	=	(3.74-3.02)/86 = 0.0084	
Cross-Section Area, a	=	$0.5\ \pi r^2 + w\ d$ = 0.5 x 3.14 x 250^2 + 500 x 280	SDM 9.3 (b)
	=	0.238 m^2	
Wetted Perimeter, p	=	$\pi\ r + 2\ d$ = 3.14 x 250 + 2 x 280	
	=	1.345 m	
Hydralic radius, R	=	a / p	SDM 8.2.1
	=	0.177 m	

3 Use Manning Equation for estimating velocity of stormwater

Take n	=	0.016 for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	$R^{1/6} x (RS_f)^{1/2}/n$ = (0.177)^1/6 x (0.177 x 0.008)^1/2 / 0.016	SDM Table 12
	=	1.80 m/s	
Time of flow, t_f	=	0.8 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 / (2.8+0.8+3.29)^0.35 for return period T = 50 years	Corrigendum 1/2024
	=	255	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	**1493.0**	1418.4
		SUM =	1418.4

SDM 7.5.2 (b)

Upstream flow, Q_u	=	**0.029** m^3/s	
Design flow, Q_d	=	$0.278i \Sigma C_iA_i \times 1.16 + Q_u$ where A_i is in km^2	SDM 7.5.2 (a)
	=	0.278 x 255 x 1418.35 / 1000000 x 1.16 + 0.029	Corrigendum 1/2022
	=	0.146 m^3/s	
Allowable flow, Q_a	=	a x v	
	=	0.238 x 1.8	
	=	0.386 m^3/s	
	>	Q_d (O.K.)	

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

1 For Connection between CP5 to Existing Catchpit SCH1028760

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 Existing 500 UC between Existing CP5 to Existing Catchpit SCH1028760

	From	To
Ground level (mPD)	**3.55**	**3.50**
Invert level (mPD)	**3.02**	**2.99**

Width of u-channel, w = **500** mm
Length of u-channel, L_c = **3** m
Depth of vertical part of u-channel, d = 260 mm
Gradient of u-channel, S_f = (3.02-2.99)/3 = 0.0100

Cross-Section Area, a = $0.5\ \pi r^2 + w\ d$ = 0.5 x 3.14 x 250^2 + 500 x 260 — SDM 9.3 (b)
= 0.228 m^2
Wetted Perimeter, p = $\pi\ r + 2\ d$ = 3.14 x 250 + 2 x 260
= 1.305 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.175 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.175)^1/6 x (0.175 x 0.01)^1/2 / 0.016 — SDM Table 12
= 1.95 m/s
Time of flow, t_f = 0.0 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 / (0+0+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 330 — 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 = **0.146** m^3/s

Design flow, Q_d = $0.278i\ \Sigma\ C_iA_i$ x 1.16 + Q_u where A_i is in km^2 — SDM 7.5.2 (a)
= 0.278 x 330 x 0 / 1000000 x 1.16 + 0.146 — Corrigendum 1/2022
= 0.146 m^3/s

Allowable flow, Q_a = a x v
= 0.228 x 1.95
= 0.401 m^3/s

> Q_d (O.K.)

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

1 For Connection Between Existing Catchpit SCH1028760 and SCH1028761

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_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 Existing Underground Pipe SWD1065681 after Existing Catchpit SCH1028760

Size(Diameter) w = **600** mm
Length of Pipe = **10** m
Design the pipe to 9/10 full bore capactity, then
Area of ventilated portion = 0.1 of pipe area
$½ r^2 \theta - ½ r^2 \sin(\theta)$ = $0.1 \pi r^2$
$\theta - \sin(\theta)$ = 0.2π
θ = 1.63 rad = 93.4^O (By trial and error)

Area A = $0.9 \pi r^2$
= 0.9 x 3.14 x 600^2 — SDM 8.2.1
= 1.017 m^2

Wetted Perimeter P = $2 \pi r - r \theta$ = 2792 mm
Hydralic radius R = A/P
364.4 mm

3 Use Manning Equation for estimating velocity of stormwater

Fall S = 1: **100**
Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (364.4)^1/6 * (364.4/100)^1/2 / 0.016 — SDM Table 12
= 2.33 m/s
Time of flow, t_f = 0.07 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+0.07+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
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 = **0.146** m^3/s

Design flow, Q_d = $0.278i \Sigma C_i A_i + Q_u$ where A_i is in km^2 — SDM 7.5.2 (a)
= 1.16 x 0.278 x 329 x 0 / 1000000 + 0.146 — Corrigendum 1/2022
= 0.146 m^3/s

Allowable flow, Q_a = a x v
= 0.3974 x 1.35
= 2.373 m^3/s

> Q_d (O.K.)

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

1 For Connection Between Existing Catchpit SCH1028761 and Existing Nullah

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_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 Existing Underground Pipe SWD1065682 after Existing Catchpit SCH1028761

Size(Diameter) w = **600** mm
Length of Pipe = **20** m
Design the pipe to 9/10 full bore capactity, then
Area of ventilated portion = 0.1 of pipe area
$½ r^2 \theta - ½ r^2 \sin(\theta)$ = $0.1 \pi r^2$
$\theta - \sin(\theta)$ = 0.2π
θ = 1.63 rad = 93.4^O (By trial and error)

Area A = $0.9 \pi r^2$
= 0.9 x 3.14 x 600^2 — SDM 8.2.1
= 1.017 m^2

Wetted Perimeter P = $2 \pi r - r \theta$ = 2792 mm
Hydralic radius R = A/P
364.4 mm

3 Use Manning Equation for estimating velocity of stormwater

Fall S = 1: **100**
Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (364.4)^1/6 * (364.4/100)^1/2 / 0.016 — SDM Table 12
= 2.33 m/s
Time of flow, t_f = 0.14 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+0.14+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 326 — 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
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 = **0.146** m^3/s

Design flow, Q_d = $0.278i \Sigma C_f A_i + Q_u$ where A_i is in km^2 — SDM 7.5.2 (a)
= 1.16 x 0.278 x 326 x 0 / 1000000 + 0.146 — Corrigendum 1/2022
= 0.146 m^3/s

Allowable flow, Q_a = a x v
= 0.3974 x 1.35
= 2.373 m^3/s

> Q_d (O.K.)

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