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

[redacted]

Your Ref.: A/YL-KTS/1084 Our Ref.: P25012/TL25315 19 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 Office and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D.113, Kam Tin, Yuen Long, New Territories (Application No. A/YL-KTS/1084)

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

c.c.
DPO/FSYLE, PlanD (Attn.: Mr. Woody LIN / Ms. Anna TONG) *By E-mail only*

Further Information for Planning Application No. A/YL-KTS/1084

Response-to-Comments

Comments from the Director of Environmental Protection, Environmental Protection Department

Contact person: Mr. Kelvin WONG (Tel.: 2835 1117)

I.	Comments		Responses
1.	Please advise the following: - whether the proposed use will involve open storage of materials; and - whether the proposed warehouses are enclosed.		The proposed use will not involve open storage of materials and the proposed warehouses are enclosed.

Comments from the District Lands Officer/Yuen Long, Lands Department

Contact person: Mr. WONG Yu Chun (Tel.: 2443 3474)

II.	Comments		Responses
1.	LandsD has reservation on the planning application since there is/are unauthorized structure(s) and uses on the Lot Nos. 1013, 1015 S.A, 1015 S.B, 1015 RP, 1016, 1034 and 1035 all in D.D. 113 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.		The applicant will apply to the Lands Department for a Short Term Waiver to regularize the structures on the lots.

Comments from the Chief Engineer/Mainland North, Drainage Services Department

Contact person: Mr. CHAN Yue Lap, Kenneth (Tel.: 2300 1259)

III.	Comments		Responses
1.	Please submit drainage proposal for his office consideration.		Please see the drainage proposal (Plans 6.1 & 6.2) with hydraulic calculation for details.

- END -

N

A

G.L. 19.4
I.L. 19.05

G.L. 19.4
I.L. 18.67

CP1
G.L. 19.4
I.L. 18.53

CP2
G.L. 19.4
I.L. 18.46

Application Site

Proposed 350UC
1:200

Proposed 350UC
1:200

Proposed 350UC
1:200

CP6
G.L. 19.4
I.L. 18.89

Proposed 350UC
1:200

Proposed 350UC
1:200

CP7
G.L. 19.4
I.L. 18.74

CP8
G.L. 19.4
I.L. 18.69

Proposed 350UC
1:200

G.L. 19.2
I.L. 18.28

Proposed 350UC
1:200

Proposed 350UC
1:200

G.L. 19.2
I.L. 18.17

CP5
G.L. 19.2
I.L. 18.14

Proposed 350UC
1:200

B

+19.5

B1

CP4
G.L. 19.2
I.L. 18.07

Existing
underground
600 pipe

CP3
G.L. 19.3
I.L. 18.17

Proposed 350UC
1:200

CP11
G.L. 19.2
I.L. 18.04

Proposed 350
underground Pipe
1:200

Proposed 350UC
1:200

Proposed 350UC
1:200

Proposed 350UC
1:200

CP9
G.L. 19.3
I.L. 18.41

Proposed 350UC
1:200

CP10
G.L. 19.3
I.L. 18.30

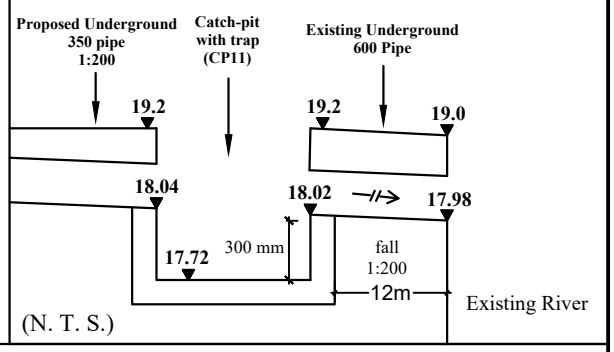
A1

Legend

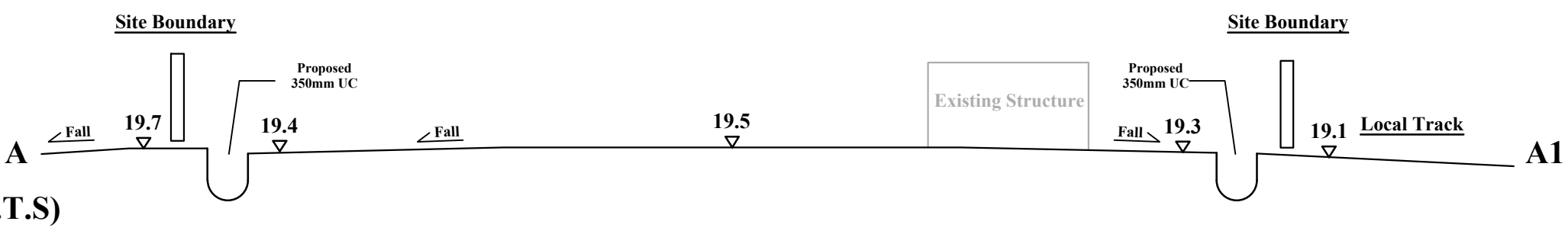
- Catch-pit
- Catch-pit with trap
- U-Channel
- Underground Pipe
- Vehicle Ingress / Egress

Site Area(about): 6,197m²

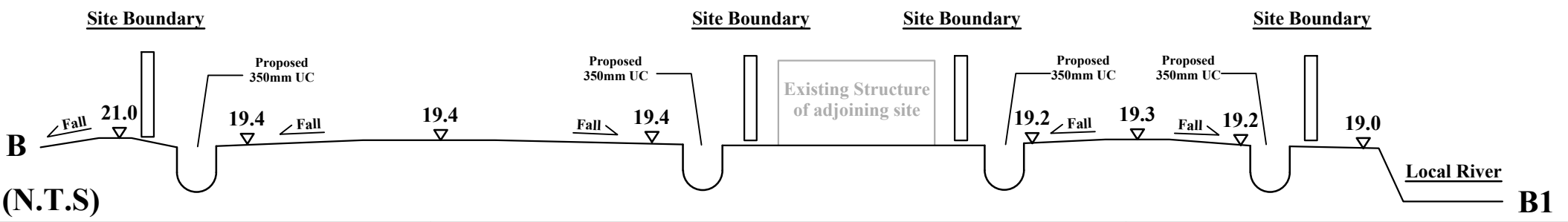
Connection details of proposed outfall between CP11 and existing river



(N. T. S.)

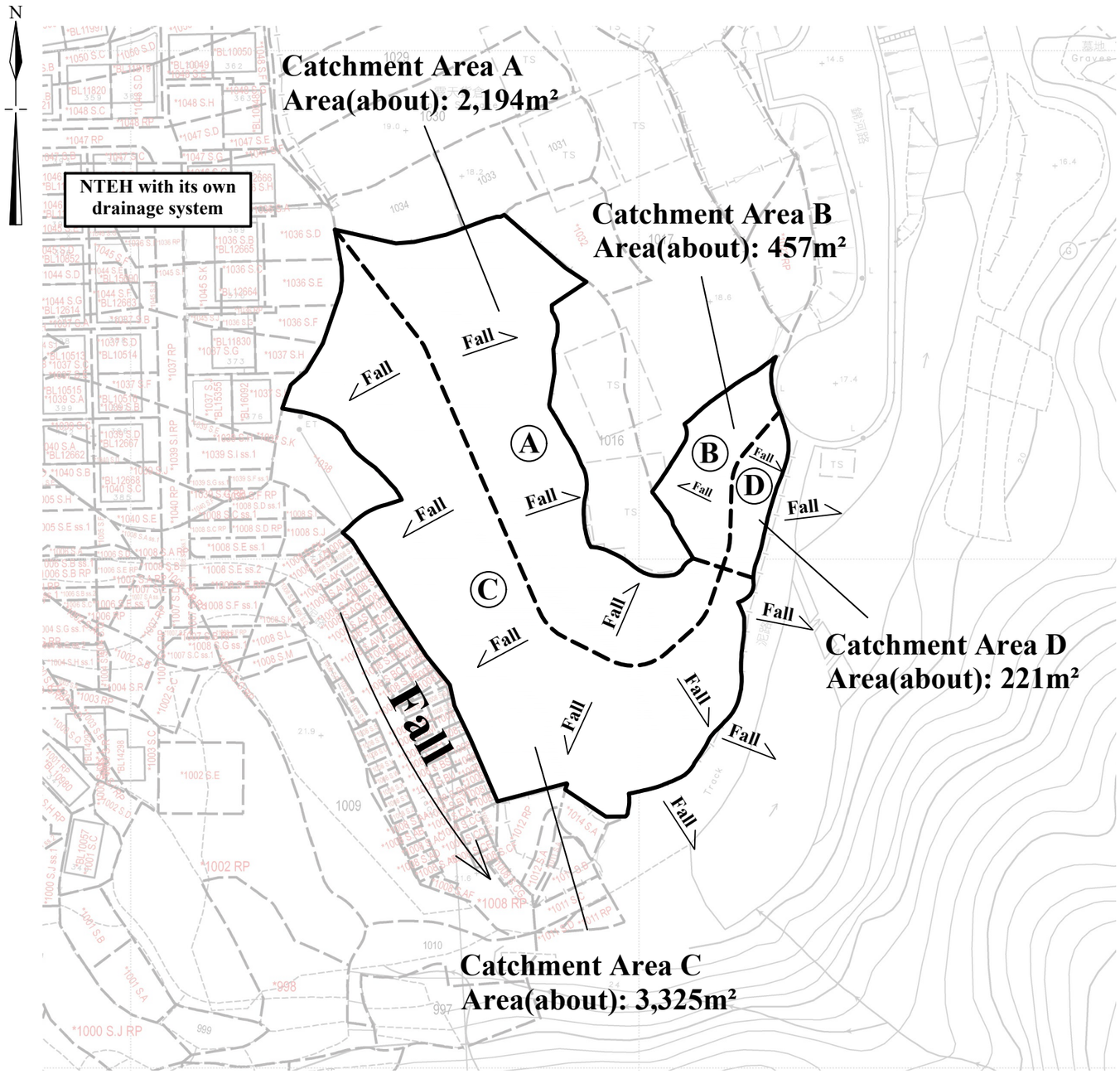


(N.T.S)

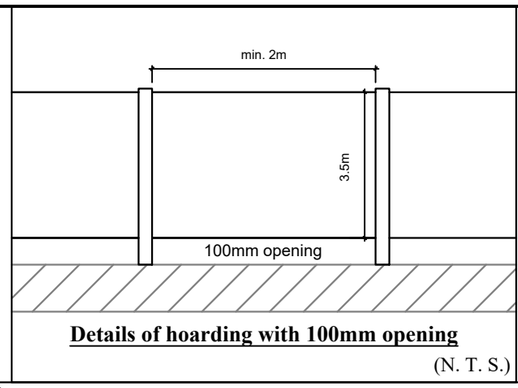


(N.T.S)

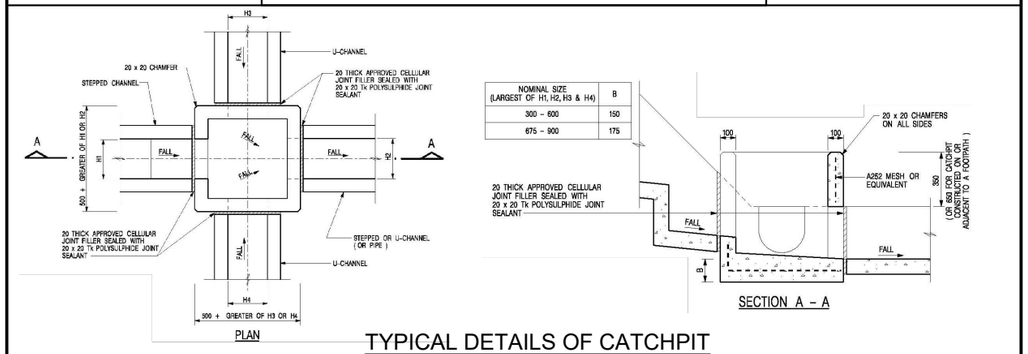
1:500 (A3)	**Drainage Proposal**	Goldrich Planners & Surveyors Ltd.
September 2025	Lots 1012 S.B, 1012 S.C, 1013, 1014RP, 1015 S.A, 1015 S.B, 1015 RP, 1016(part), 1018, 1034(part) and 1035 in D.D. 113 Yuen Long, N.T.	Plan 6.1 (P 25012)



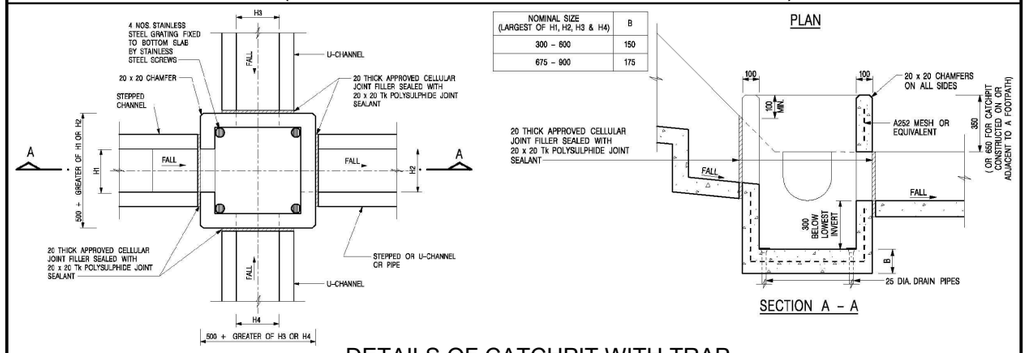
AREA OF CATCHMENT
(N.T.S)



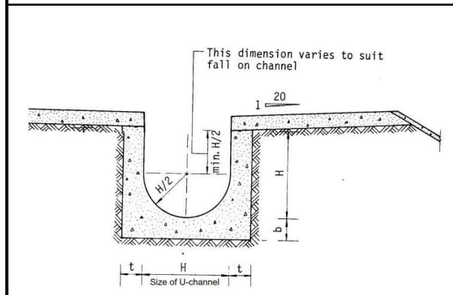
Details of hoarding with 100mm opening
(N. T. S.)



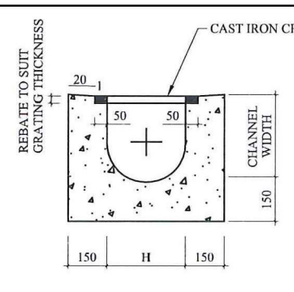
TYPICAL DETAILS OF CATCHPIT
(REFER TO CEDD'S STANDARD DWG. C2406/1)



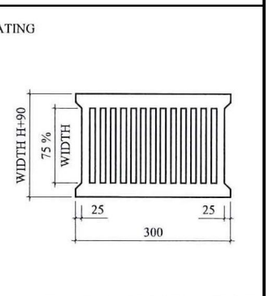
DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)



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 1012 S.B, 1012 S.C, 1013, 1014RP, 1015 S.A, 1015 S.B, 1015 RP, 1016(part), 1018, 1034(part) and 1035 in D.D. 113 Yuen Long, N.T.**	**Goldrich Planners & Surveyors Ltd.**
August 2025		**Plan 6.2 (P 25012)**

1 For Catchment Area A

Ref.

Area, A = 2194 m^2

Average slope, H = 0.1 m per 100m

Distance on the line of natural flow, L = 22 m

Time of concentration, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (22) / (0.1^0.2*2194^0.1) — SDM 7.5.2 (d)

= 2.3 min

2 For Proposed UC in Catchment Area A

	From	To
Ground level (mPD)	19.40	19.20
Invert level (mPD)	18.67	18.07

Width of u-channel, w = 350 mm

Length of u-channel, L_c = 119.4 m

Depth of vertical part of u-channel, d = 955 mm

Gradient of u-channel, S_f = (18.67-18.07)/119.4 = 0.005

Cross-Section Area, a = $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 175^2 + 350 x 955

= 0.382 m^2

Wetted Perimeter, p = $\pi r + 2 d$ = 3.14 x 175 + 2 x 955

= 2.460 m

Hydralic radius, R = a / p — SDM 8.2.1

= 0.155 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13

Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.155)^1/6 x (0.155 x 0.005)^1/2 / 0.016 — SDM Table 12

= 1.28 m/s

Time of flow, t_f = 1.6 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 / (2.3+1.6+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024

= 251 — 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	2194.0	2084.3
		SUM =	2084.3

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m^3/s

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

= 0.278 x 251 x 2084.3 / 1000000 + 0

= 0.145 m^3/s

Allowable flow, Q_a = a x v

= 0.382 x 1.28

= 0.490 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 1012 S.B, 1012 S.C, 1013, 1014 RP, 1015 S.A, 1015 S.B, 1015 RP, 1016 (Part), 1018, 1034 (Part) and 1035 in D.D.113, Kam Tin, Yuen Long, New Territories	Page 1 (P25012)

1 For Catchment Area B

				Ref.
Area, A	=	457	m^2	
Average slope, H	=	0.1	m per 100m	
Distance on the line of natural flow, L	=	12	m	
Time of concentraction, t_o	=	$0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (12) / (0.1^0.2*457^0.1)		SDM 7.5.2 (d)
	=	1.5	min	

2 For Proposed UC in Catchment Area B

	From	To
Ground level (mPD)	19.20	19.20
Invert level (mPD)	18.28	18.07

Width of u-channel, w	=	350	mm	
Length of u-channel, L_c	=	42.5	m	
Depth of vertical part of u-channel, d	=	955	mm	
Gradient of u-channel, S_f	=	(18.28-18.07)/42.5 = 0.005		
Cross-Section Area, a	=	$0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 175^2 + 350 x 955		
	=	0.382	m^2	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 175 + 2 x 955		
	=	2.460	m	
Hydralic radius, R	=	a / p		SDM 8.2.1
	=	0.155	m	

3 Use Manning Equation for estimating velocity of stormwater

Take n	=	0.016	for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	$R^{1/6} x (RS_f)^{1/2}/n$ = (0.155)^1/6 x (0.155 x 0.005)^1/2 / 0.016		SDM Table 12
	=	1.27	m/s	
Time of flow, t_f	=	0.6	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 / (1.5+0.6+3.29)^0.355 for return period T = 50 years		Corrigendum 1/2024
	=	279		SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A	SDM 7.5.2 (b)
Flat Glassland(heavy soil)	0.25	0.0	0.0	
Concrete Paving	0.95	457.0	434.2	
		SUM =	434.2	

Upstream flow, Q_u	=	0	m^3/s	
Design flow, Q_d	=	$0.278i \Sigma C_j A_j + Q_u$ where A_j is in km^2		SDM 7.5.2 (a)
	=	0.278 x 279 x 434.15 / 1000000 + 0		
	=	0.034	m^3/s	
Allowable flow, Q_a	=	a x v		
	=	0.382 x 1.27		
	=	0.486	m^3/s	
	>	Q_d (O.K.)		

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

1 For Connection between CP4 and CP11

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 Proposed Pipe after CP4

Size(Diameter) w = **350** mm
Length of Pipe = **6** m
Design the pipe to 9/10 full bore capactity, then
Area of ventilated portion = 0.1 of pipe area
$½ r^2 \theta - ½ r^2 \sin(\theta) = 0.1 \pi r^2$
$\theta - \sin(\theta) = 0.2 \pi$
θ = 1.63 rad = 93.4^O (By trial and error)

Area A = $0.9 \pi r^2$
= 0.9 x 3.14 x 350^2 — SDM 8.2.1
= 0.346 m^2

Wetted Perimeter P = $2 \pi r - r \theta$ = 1629 mm
Hydralic radius R = A/P
212.6 mm

3 Use Manning Equation for estimating velocity of stormwater

Fall S = 1: **200**
Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (212.6)^1/6 * (212.6/200)^1/2 / 0.016 — SDM Table 12
= 1.65 m/s
Time of flow, t_f = 0.06 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+0.06+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 = **0.179** m^3/s

Design flow, Q_d = $0.278i \Sigma C_f A_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 0.278 x 329 x 0 / 1000000 + 0.179
= 0.179 m^3/s

Allowable flow, Q_a = a x v
= 0.3974 x 1.35
= 0.571 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	=	3325 m^2	
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	25 m	
Time of concentration, t_o	=	$0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (25) / (0.1^0.2*3325^0.1)	SDM 7.5.2 (d)
	=	2.5 min	

2 For Proposed UC in Catchment Area C

	From	To
Ground level (mPD)	19.40	19.20
Invert level (mPD)	19.05	18.04

Width of u-channel, w	=	350 mm	
Length of u-channel, L_c	=	203 m	
Depth of vertical part of u-channel, d	=	985 mm	
Gradient of u-channel, S_f	=	(19.05-18.04)/203 = 0.005	
Cross-Section Area, a	=	$0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 175^2 + 350 x 985	
	=	0.393 m^2	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 175 + 2 x 985	
	=	2.520 m	
Hydralic radius, R	=	a / p	SDM 8.2.1
	=	0.156 m	

3 Use Manning Equation for estimating velocity of stormwater

Take n	=	0.016 for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	$R^{1/6} x (RS_f)^{1/2}/n$ = (0.156)^1/6 x (0.156 x 0.005)^1/2 / 0.016	SDM Table 12
	=	1.28 m/s	
Time of flow, t_f	=	2.6 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 / (2.5+2.6+3.29)^0.355 for return period T = 50 years	Corrigendum 1/2024
	=	237	SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A	SDM 7.5.2 (b)
Flat Glassland(heavy soil)	0.25	0.0	0.0	
Concrete Paving	0.95	3325.0	3158.8	
		SUM =	3158.8	

Upstream flow, Q_u	=	0 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)
	=	0.278 x 237 x 3158.75 / 1000000 + 0	
	=	0.208 m^3/s	
Allowable flow, Q_a	=	a x v	
	=	0.393 x 1.28	
	=	0.502 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 = 221 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*221^0.1) — SDM 7.5.2 (d)
= 1.3 min

2 For Proposed UC in Catchment Area D

	From	To
Ground level (mPD)	19.20	19.20
Invert level (mPD)	18.17	18.04

Width of u-channel, w = 350 mm
Length of u-channel, L_c = 25.2 m
Depth of vertical part of u-channel, d = 985 mm
Gradient of u-channel, S_f = (18.17-18.04)/25.2 = 0.005

Cross-Section Area, a = $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 175^2 + 350 x 985
= 0.393 m^2
Wetted Perimeter, p = $\pi r + 2 d$ = 3.14 x 175 + 2 x 985
= 2.520 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.156 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.156)^1/6 x (0.156 x 0.005)^1/2 / 0.016 — SDM Table 12
= 1.30 m/s
Time of flow, t_f = 0.3 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 / (1.3+0.3+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 287 — 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	221.0	210.0
		SUM =	210.0

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m^3/s

Design flow, Q_d = $0.278i \Sigma C_j A_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 0.278 x 287 x 209.95 / 1000000 + 0
= 0.017 m^3/s

Allowable flow, Q_a = a x v
= 0.393 x 1.3
= 0.511 m^3/s

> Q_d (O.K.)

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

1 For Connection between CP11 to existing river

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 Pipe after Cp11

Size(Diameter) w = **600** mm
Length of Pipe = **12** m
Design the pipe to 9/10 full bore capactity, then
Area of ventilated portion = 0.1 of pipe area
$½ r^2 \theta - ½ r^2 \sin(\theta) = 0.1 \pi r^2$
$\theta - \sin(\theta) = 0.2 \pi$
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: **200**
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 * (364.4/200)^1/2 / 0.016 — SDM Table 12
= 1.65 m/s
Time of flow, t_f = 0.12 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+0.12+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 327 — 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 = **0.404** 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)
= 0.278 x 327 x 0 / 1000000 + 0.404
= 0.404 m^3/s

Allowable flow, Q_a = a x v
= 0.3974 x 1.35
= 1.678 m^3/s

> Q_d (O.K.)

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