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

[redacted]

Your Ref.: A/YL-KTS/1090 Our Ref.: P25040/TL25411 2 December 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 Private Vehicle Park (Private Cars Only) for a Period of 3 Years in "Village Type Development" Zone, Lot 343 (Part) in D.D. 113, Kam Tin, Yuen Long, New Territories (Application No. A/YL-KTS/1090)

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. Anna TONG) *By E-mail only*

Further Information for Planning Application No. A/YL-KTS/1090

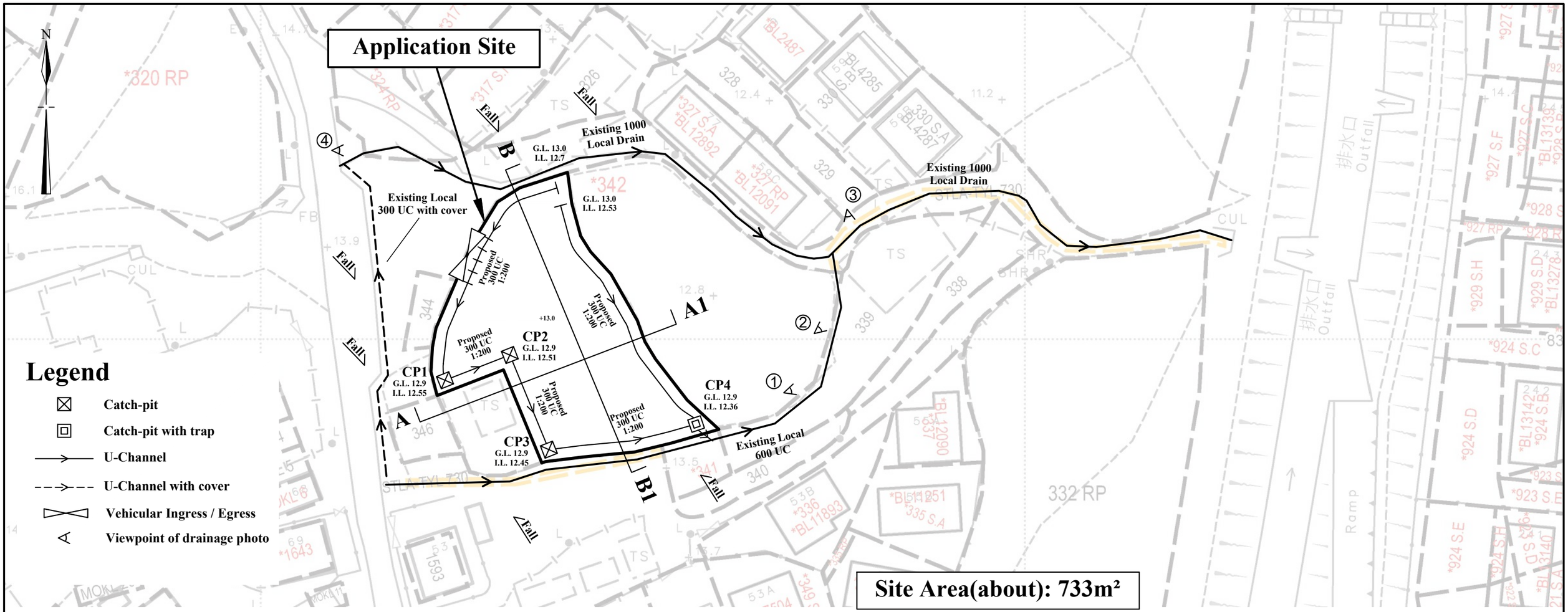
Response-to-Comments

Comments from the Drainage Services Department

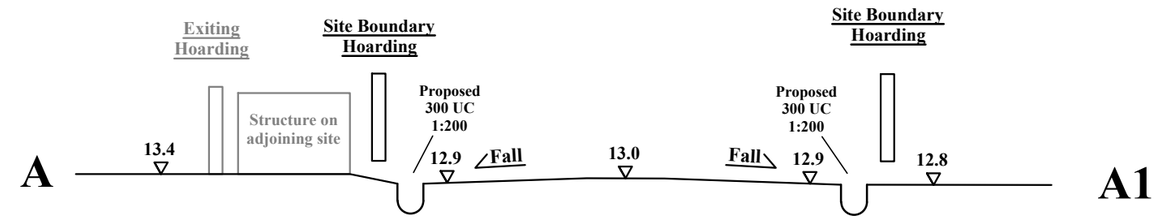
Contact person: Mr. CHAN Yue Lap (Tel.: 2300 1259)

I.	Comments		Responses
1.	Please take into account the 16% rainfall increase due to climate change as stated in the Stormwater Drainage Manual Corrigendum No. 1/2022 for the design calculation.		Noted. Please refer to the revised hydraulic calculations.
2.	The application site is in the vicinity of existing channels. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the channel. All the proposed works in the vicinity of the channel should not create any adverse drainage impacts, both during and after construction.		Noted. The applicant will place all the proposed works 3m away from the top of the bank of the channel.
3.	Calculation to demonstrate the downstream drainage system receiving the discharge from the development has adequate spare capacity to accommodate the runoff is required.		Noted. Please refer to the revised hydraulic calculations.
4.	Colour photos to indicate the current conditions of the existing drainage facilities i.e. the existing 350UC should be included in the submission. The photos taken locations and angles should be shown on the layout plan.		We revisited the site. The width of the existing drainage facilities is updated. Please refer to Plan 5.1a and viewpoint photos.
5.	Adequate opening should be provided to walls/hoardings erected/laid along the site boundary for intercepting the existing overland flow passing through the site.		Hoardings with 100mm opening will be provided along the site boundary.
6.	The existing 350UC of the proposed discharge point is not maintained by this Department, consent from the concerned departments/maintenance parties/owners should be obtained for the proposed connections to their drainage systems.		Noted.
7.	The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the application site.		Noted.

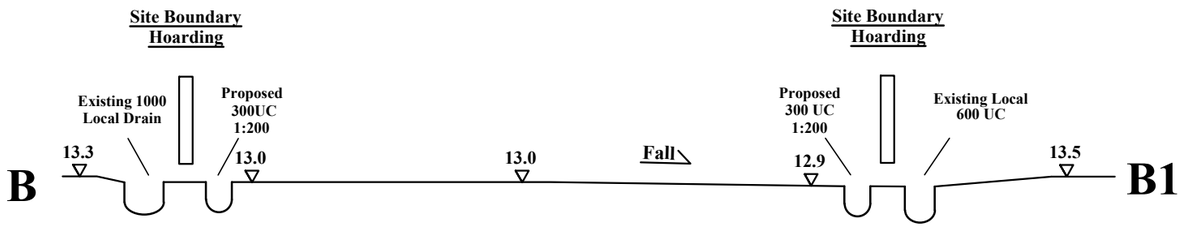
- END -



Site Area(about): 733m²

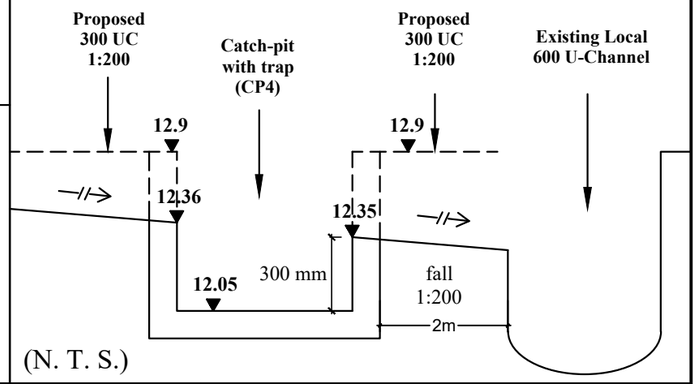


(N. T. S.)



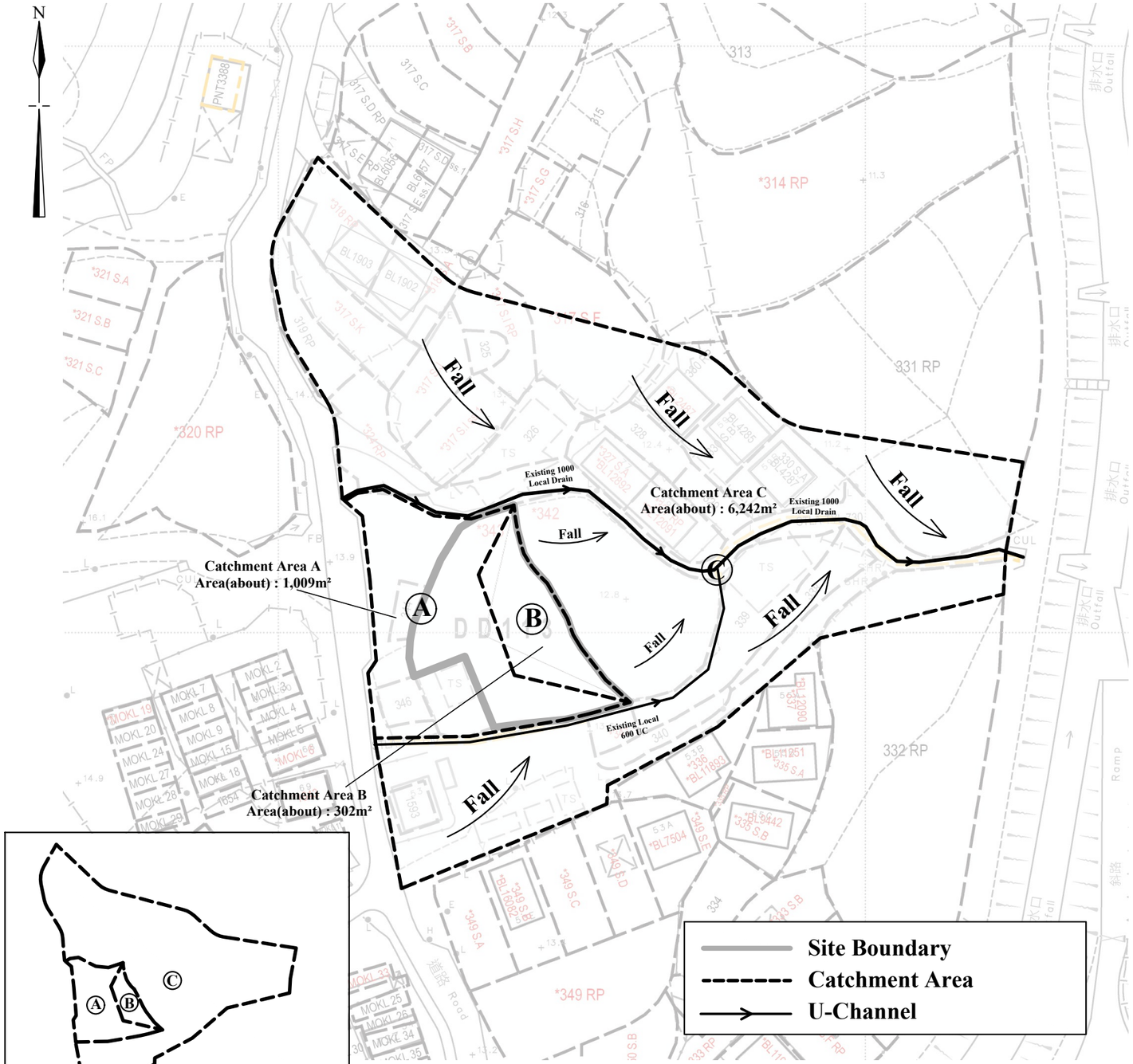
(N. T. S.)

Connection details of proposed outfall between CP4 and existing 600 covered U-channel



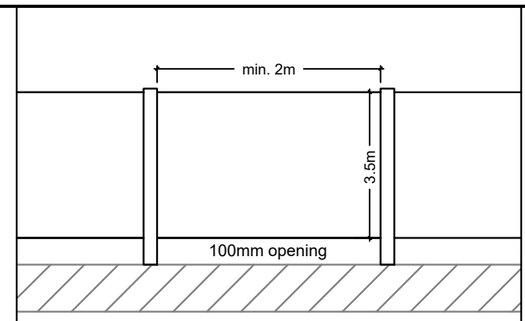
(N. T. S.)

1:500 (A3)	**Drainage Proposal**	Goldrich Planners & Surveyors Ltd.
November 2025	Lot 343(Part) in D.D. 113	Plan 5.1a (P 25040)

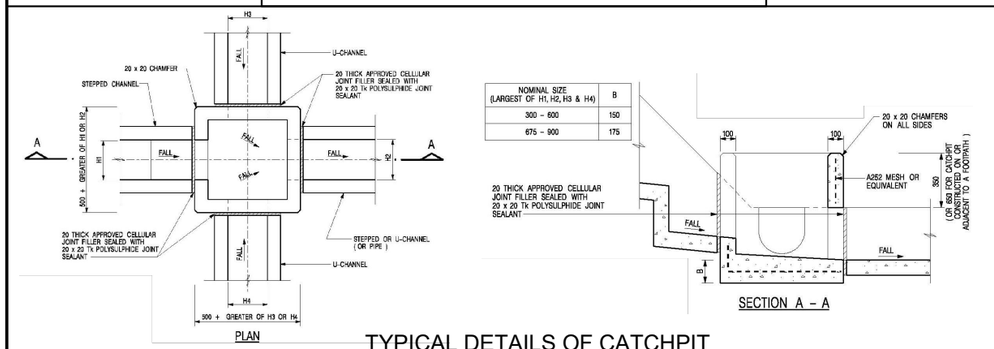


Catchment Area Preview (N.T.S)

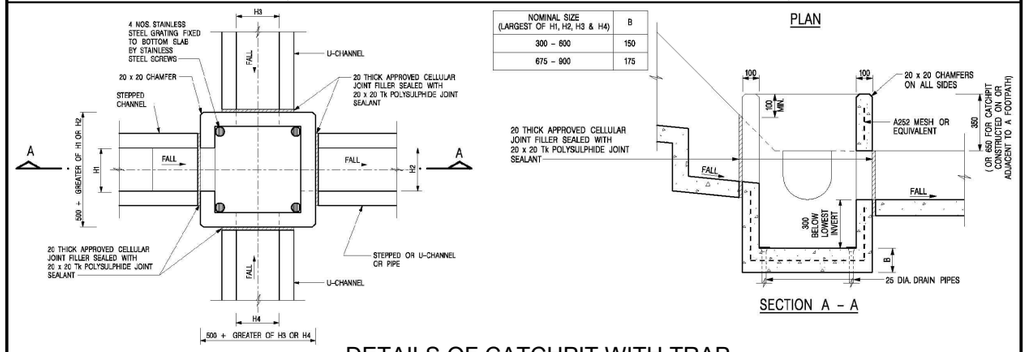
AREA OF CATCHMENT
(N.T.S)



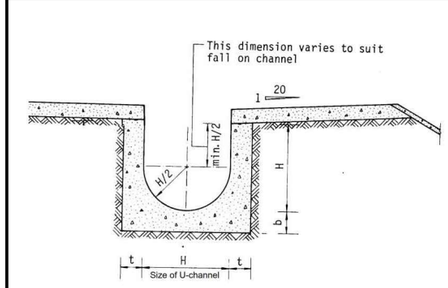
Details of hoarding with 100mm opening
(N. T. S.)



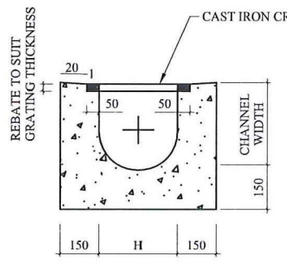
TYPICAL DETAILS OF CATCHPIT
(REFER TO CEDD'S STANDARD DWG. C2406/1)



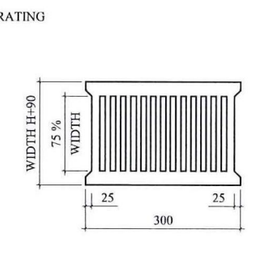
DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)



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



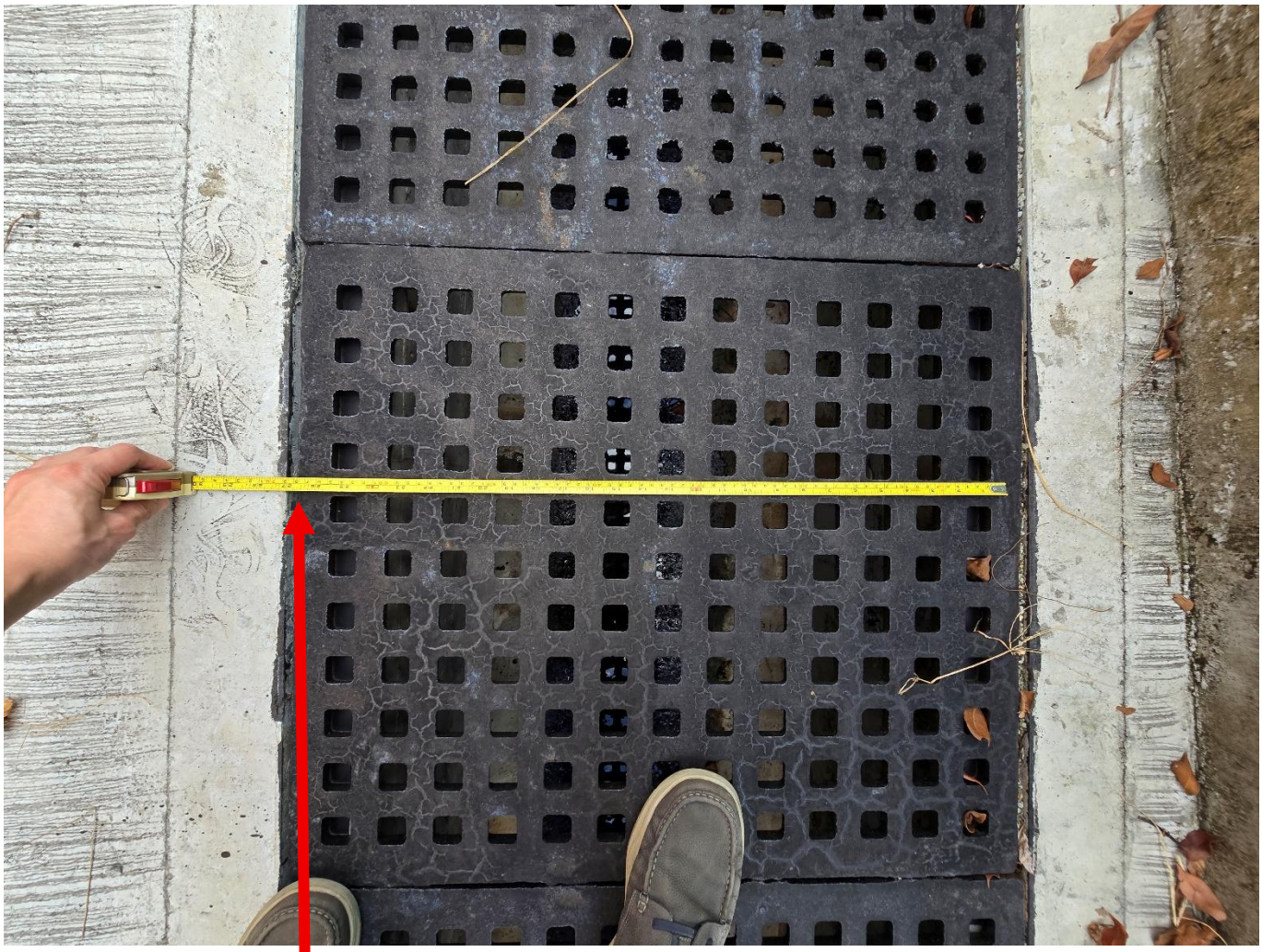
TYPICAL SECTION OF U-CHANNEL WITH COVER
(N.T.S.)



CAST IRON CRATING
(HEAVY DUTY)

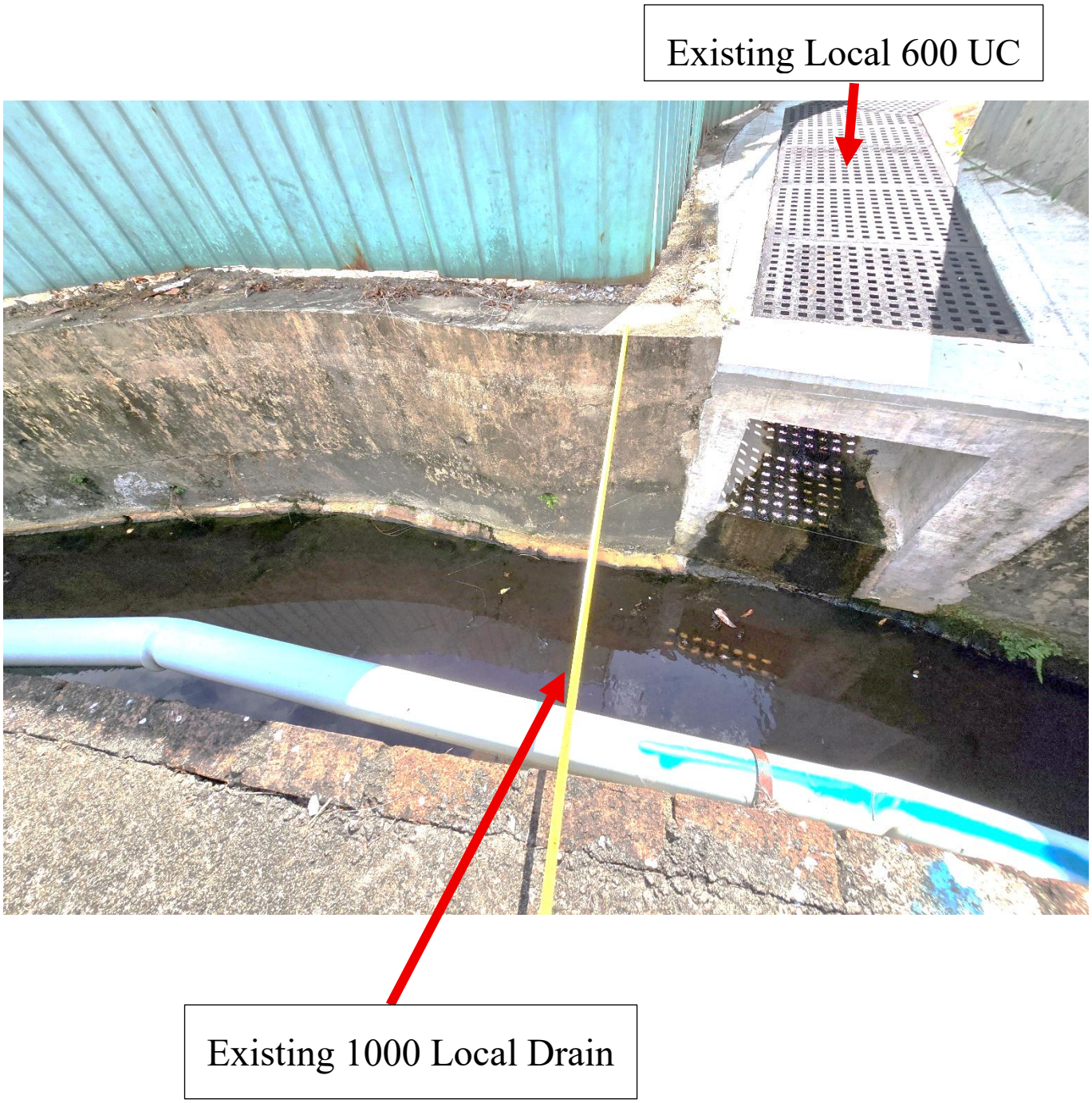
N.T.S	**Drainage Proposal**	Goldrich Planners & Surveyors Ltd.
November 2025	Lot 343(Part) in D.D. 113	Plan 5.2a (P 25040)

Viewpoint 1



Viewpoint 2

Viewpoint 3



Viewpoint 4

1 For Catchment Area A

			Ref.
Area, A	=	**1009** m^2	
Average slope, H	=	**0.1** m per 100m	
Distance on the line of natural flow, L	=	**18** m	
Time of concentration, t_o	=	$0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (18) / (0.1^0.2*1009^0.1)	SDM 7.5.2 (d)
	=	2.1 min	

2 For Proposed UC in Catchment Area A

	From	To
Ground level (mPD)	**13.00**	**12.90**
Invert level (mPD)	**12.70**	**12.36**

Width of u-channel, w	=	**300** mm	
Length of u-channel, L_c	=	**67.6** m	
Depth of vertical part of u-channel, d	=	390 mm	
Gradient of u-channel, S_f	=	(12.7-12.36)/67.6 = 0.005	
Cross-Section Area, a	=	$0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 150^2 + 300 x 390	
	=	0.152 m^2	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 150 + 2 x 390	
	=	1.251 m	
Hydralic radius, R	=	a / p	SDM 8.2.1
	=	0.122 m	

3 Use Manning Equation for estimating velocity of stormwater

Take n	=	0.016 for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	$R^{1/6} x (RS_f)^{1/2}/n$ = (0.122)^1/6 x (0.122 x 0.005)^1/2 / 0.016	SDM Table 12
	=	1.09 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 / (2.1+1+3.29)^0.355 for return period T = 50 years	Corrigendum 1/2024
	=	262	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	**1009.0**	958.6	
		SUM =	958.6	

Upstream flow, Q_u	=	**0** m^3/s	
Design flow, Q_d	=	$1.16 \times 0.278 i \Sigma C_j A_j + Q_u$ where A_j is in km^2	SDM 7.5.2 (a)
	=	1.16 x 0.278 x 262 x 958.55 / 1000000 + 0	Corrigendum 1/2022
	=	0.081 m^3/s	
Allowable flow, Q_a	=	a x v	
	=	0.152 x 1.09	
	=	0.166 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.
October 2025	Lot 343 (Part) in D.D. 113, Kam Tin, Yuen Long, New Territories	Page 1 (P25040)

1 For Catchment Area B

Ref.

Area, A = **302** 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*302^0.1) — SDM 7.5.2 (d)
= 1.3 min

2 For Proposed UC in Catchment Area B

	From	To
Ground level (mPD)	**13.00**	**12.90**
Invert level (mPD)	**12.53**	**12.36**

Width of u-channel, w = **300** mm
Length of u-channel, L_c = **33.4** m
Depth of vertical part of u-channel, d = 390 mm
Gradient of u-channel, S_f = (12.53-12.36)/33.4 = 0.005

Cross-Section Area, a = $0.5\ \pi r^2 + w\ d$ = 0.5 x 3.14 x 150^2 + 300 x 390
= 0.152 m^2
Wetted Perimeter, p = $\pi\ r + 2\ d$ = 3.14 x 150 + 2 x 390
= 1.251 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.122 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.122)^1/6 x (0.122 x 0.005)^1/2 / 0.016 — SDM Table 12
= 1.10 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 / (1.3+0.5+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 284 — 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	**302.0**	286.9
		SUM =	286.9

SDM 7.5.2 (b)

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

Design flow, Q_d = $1.16 \times 0.278i\ \Sigma\ C_iA_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 1.16 x 0.278 x 284 x 286.9 / 1000000 + 0 — Corrigendum 1/2022
= 0.026 m^3/s

Allowable flow, Q_a = a x v
= 0.152 x 1.1
= 0.167 m^3/s

> Q_d (O.K.)

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

1 For Connection between CP4 and Existing Local 600 UC with C.I. Cover

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 UC in Connection between CP4 and Existing Local 600 UC with C.I. Cover

	From	To
Ground level (mPD)	**12.90**	**12.90**
Invert level (mPD)	**12.36**	**12.35**

Width of u-channel, w = **300** mm
Length of u-channel, L_c = **2** m
Depth of vertical part of u-channel, d = 400 mm
Gradient of u-channel, S_f = (12.36-12.35)/2 = 0.005

Cross-Section Area, a = $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 150^2 + 300 x 400
= 0.155 m^2
Wetted Perimeter, p = $\pi r + 2 d$ = 3.14 x 150 + 2 x 400
= 1.271 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.122 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.122)^1/6 x (0.122 x 0.005)^1/2 / 0.016 — SDM Table 12
= 1.09 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 = **0.107** m^3/s

Design flow, Q_d = $1.16 \times 0.278 i \Sigma C_j A_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 1.16 x 0.278 x 330 x 0 / 1000000 + 0.107 — Corrigendum 1/2022
= 0.107 m^3/s

Allowable flow, Q_a = a x v
= 0.155 x 1.09
= 0.169 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 = **6242** m^2
Average slope, H = **0.1** m per 100m
Distance on the line of natural flow, L = **60** m

Time of concentration, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (60) / (0.1^0.2*6242^0.1) — SDM 7.5.2 (d)
= 5.7 min

2 For Existing 1000 Local Drain in Catchment Area C

	From	To
Ground level (mPD)	**12.00**	**11.50**
Invert level (mPD)	**11.00**	**10.71**

Width of u-channel, w = **1000** mm
Length of u-channel, L_c = **58** m
Depth of vertical part of u-channel, d = 290 mm
Gradient of u-channel, S_f = (11-10.71)/58 = 0.005

Cross-Section Area, a = $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 500^2 + 1000 x 290
= 0.683 m^2
Wetted Perimeter, p = $\pi r + 2 d$ = 3.14 x 500 + 2 x 290
= 2.151 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.317 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.317)^1/6 x (0.317 x 0.005)^1/2 / 0.016 — SDM Table 12
= 2.06 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 / (5.7+0.5+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 227 — 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	**6242.0**	5929.9
		SUM =	5929.9

SDM 7.5.2 (b)

Upstream flow, Q_u = **0.107** m^3/s

Design flow, Q_d = 1.16 x 0.278i $\Sigma C_i A_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 1.16 x 0.278 x 227 x 5929.9 / 1000000 + 0.107 — Corrigendum 1/2022
= 0.542 m^3/s

Allowable flow, Q_a = a x v
= 0.683 x 2.06
= 1.404 m^3/s

> Q_d (O.K.)

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