**From:** Rich Gold <[redacted]>
**Sent:** Monday, January 26, 2026 5:49 PM
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>
**Cc:** Selena Yin Ni SIN/PLAND <[redacted]>
**Subject:** Planning Application No. A/YL-KTS/1090 - Submission of Further Information

Dear Sir/Madam,

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

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-KTS/1090 Our Ref.: P25040/TL26039 26 January 2026

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. Selena SIN) *By E-mail only*

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

**Response-to-Comments**

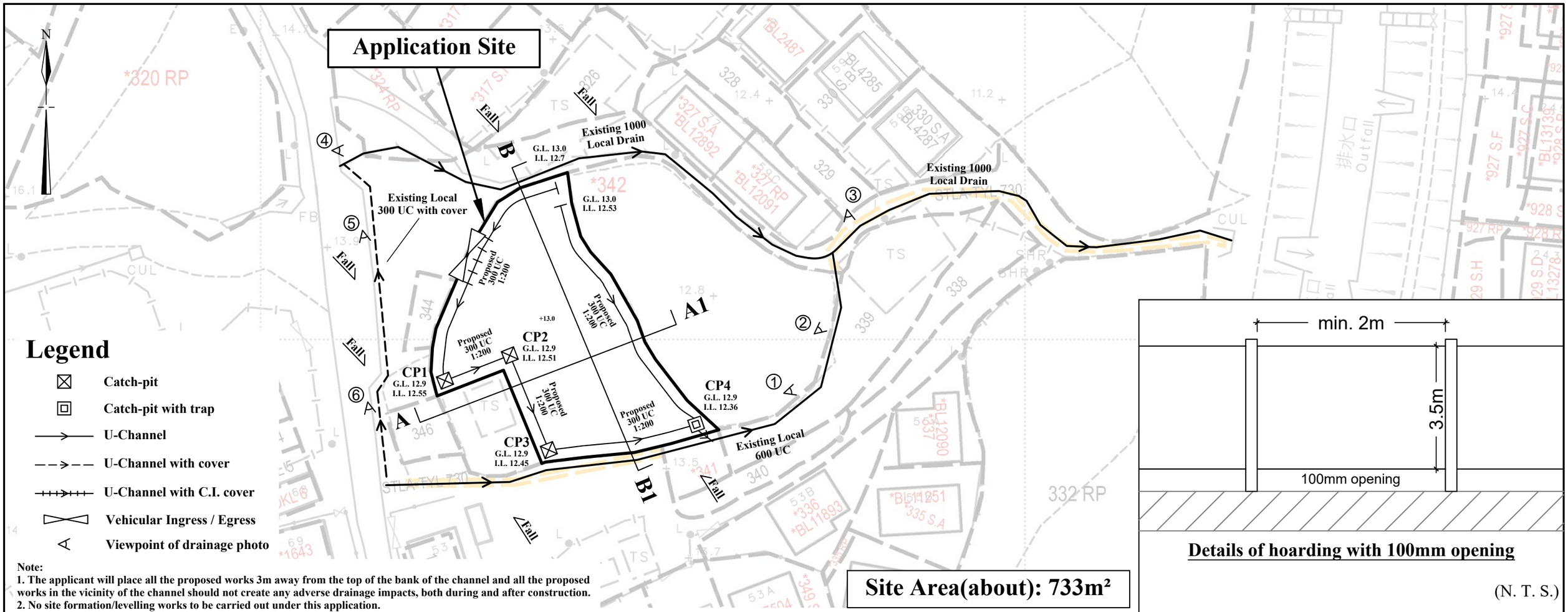
**Comments from the Drainage Services Department**

Contact person: Jeff Tse (Tel.: [redacted])

| I. | Comments | | Responses |
|---|---|---|---|
| 1. | Referring to item 2 of the R-to-C provided, it is noted that all the proposed works will be placed 3m away from the top of the bank of the channel. Please clearly state the above on the drainage plan (Plan 5.1a) for record. | | Noted. Please refer to Plan 5.1a. |
| 2. | Please provide site photos to demonstrate its presence and internal condition of the existing 300mm u-channel located at the western side of the application site for review. | | Please refer to Viewpoint Photographs. |
| 3. | The details of the proposed 100mm gap at the toe of the hoarding should be shown on the drainage plan (Plan 5.1a instead of Plan 5.2a) for clarity. | | Noted. Please refer to Plan 5.1a. |
| 4. | Please advise if any site formation/levelling works to be carried out under this application. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. | | No site formation/levelling works to be carried out under this application. Please refer to Plan 5.1a. |
| 5. | The existing 600mm u-channel, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In the case that it is a local village drains, DO/YL should be consulted. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system. | | Noted. |
| 6. | The development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. | | Noted. |

| | | | |
|---|---|---|---|
| 7. | The applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the application site(s). | | Noted. |

- END -




## Legend

- Catch-pit
- Catch-pit with trap
- U-Channel
- U-Channel with cover
- U-Channel with C.I. cover
- Vehicular Ingress / Egress
- Viewpoint of drainage photo

**Note:**

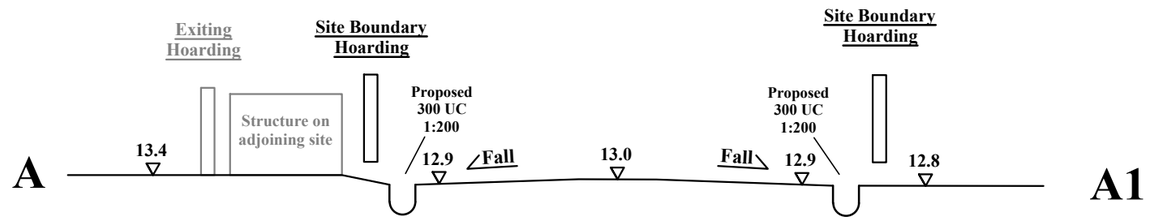
1. The applicant will place all the proposed works 3m away from the top of the bank of the channel and all the proposed works in the vicinity of the channel should not create any adverse drainage impacts, both during and after construction.
2. No site formation/levelling works to be carried out under this application.

**Site Area(about): 733m²**

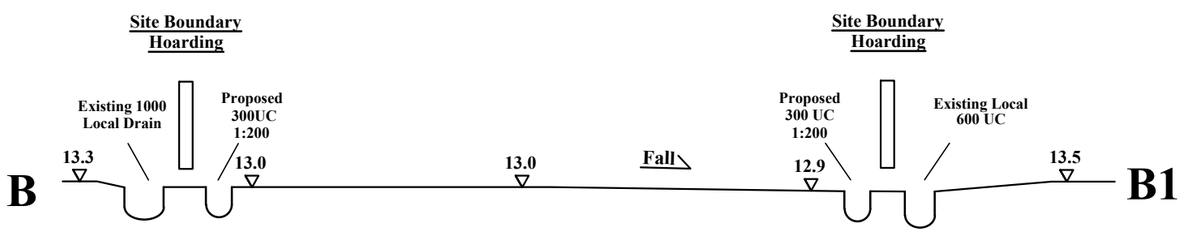



**Details of hoarding with 100mm opening**

(N. T. S.)

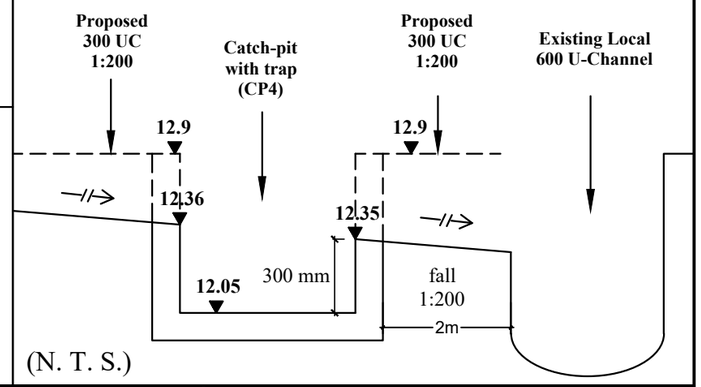



(N. T. S.)



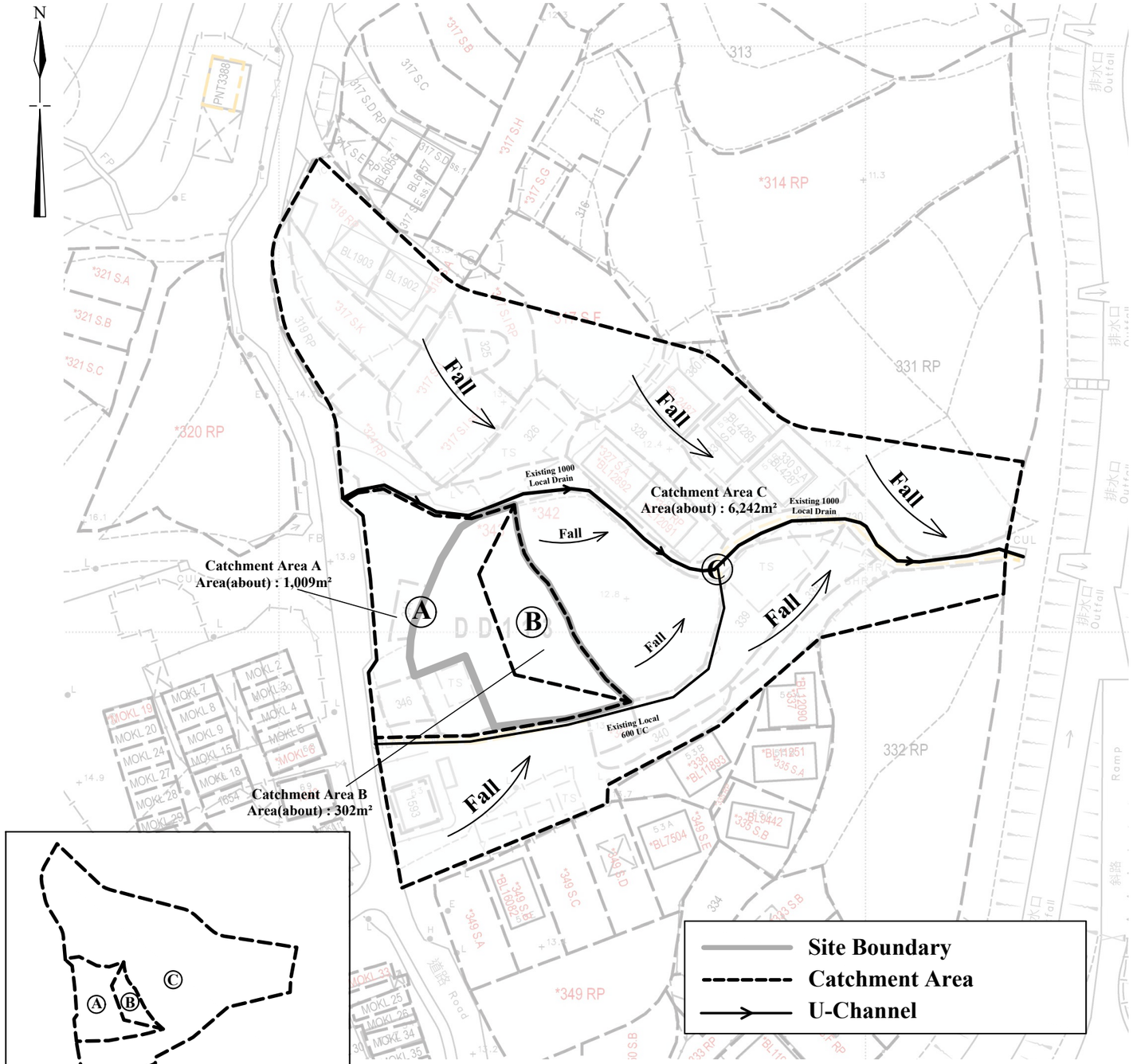

(N. T. S.)

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




(N. T. S.)

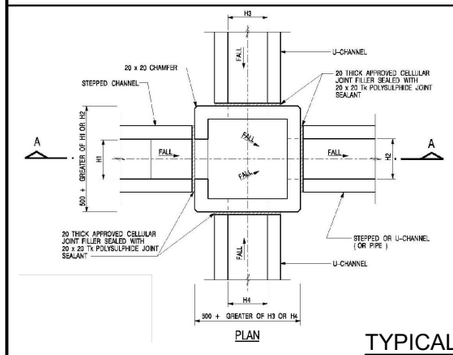
| | | |
|---|---|---|
| 1:500 (A3) | **Drainage Proposal** | Goldrich Planners & Surveyors Ltd. |
| November 2025 | Lot 343(Part) in D.D. 113 | Plan 5.1a ( P 25040 ) |

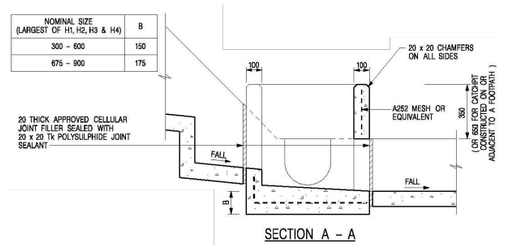




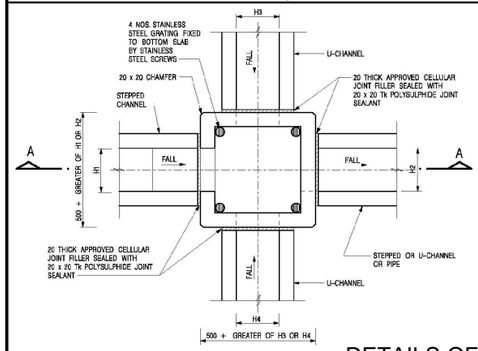


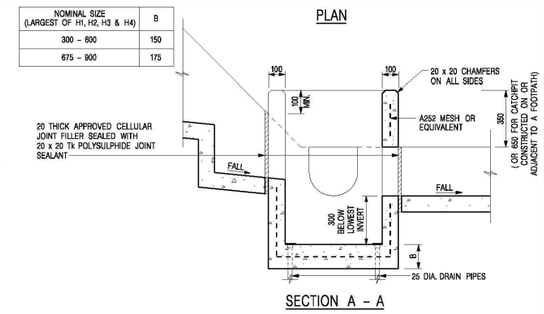
AREA OF CATCHMENT
(N.T.S)



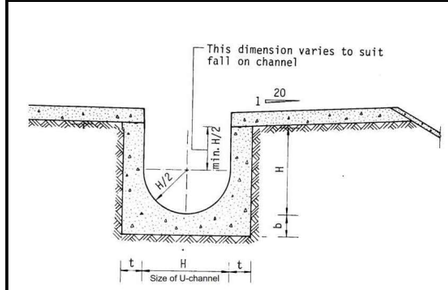




TYPICAL DETAILS OF CATCHPIT
(REFER TO CEDD'S STANDARD DWG. C2406/1)

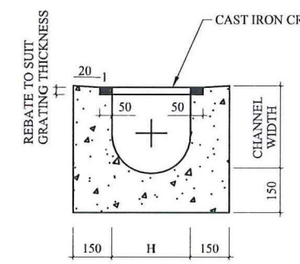


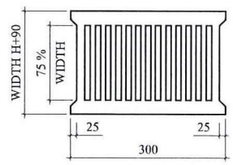

DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)




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



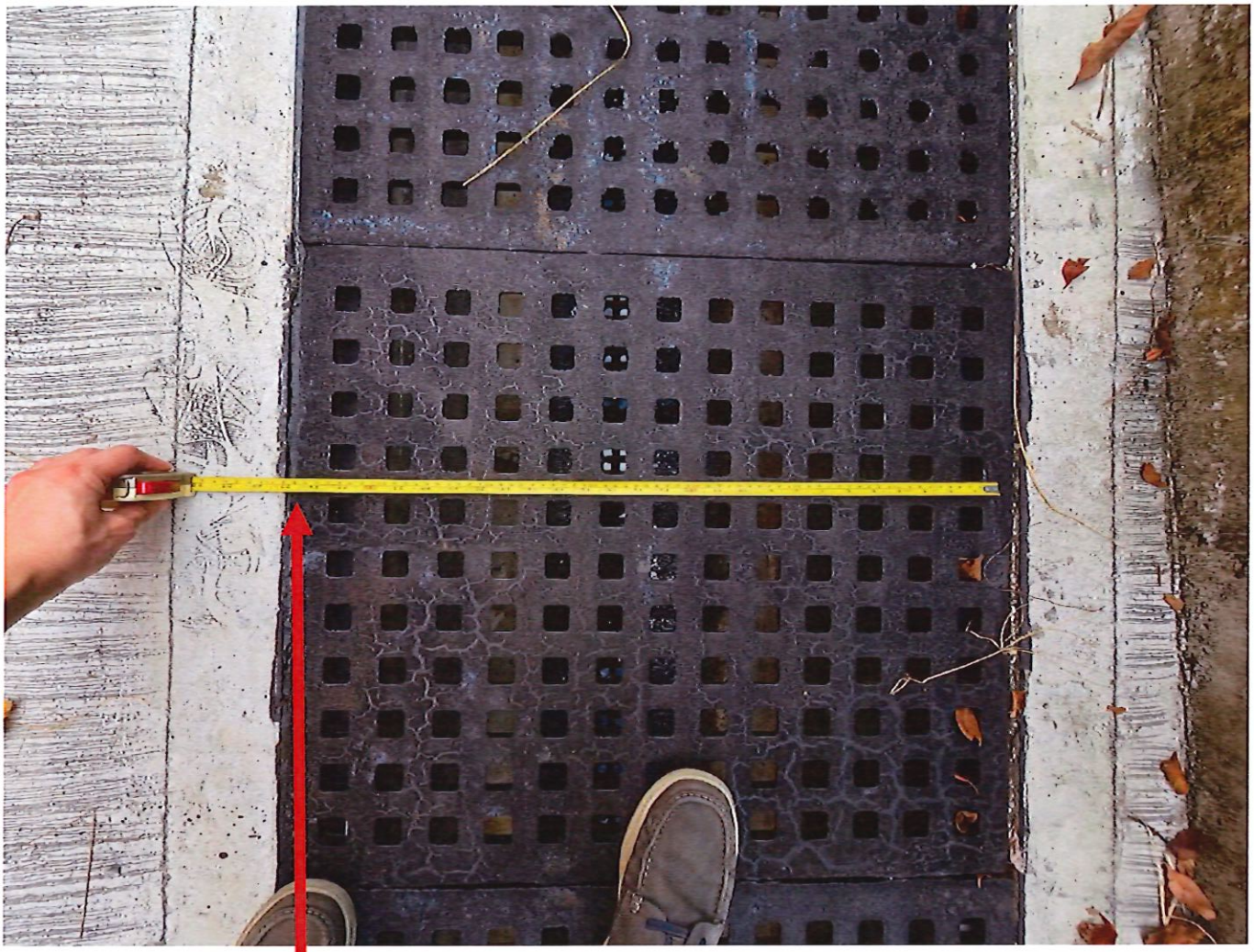

TYPICAL SECTION OF
U-CHANNEL WITH COVER
(N.T.S.)




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 ) |

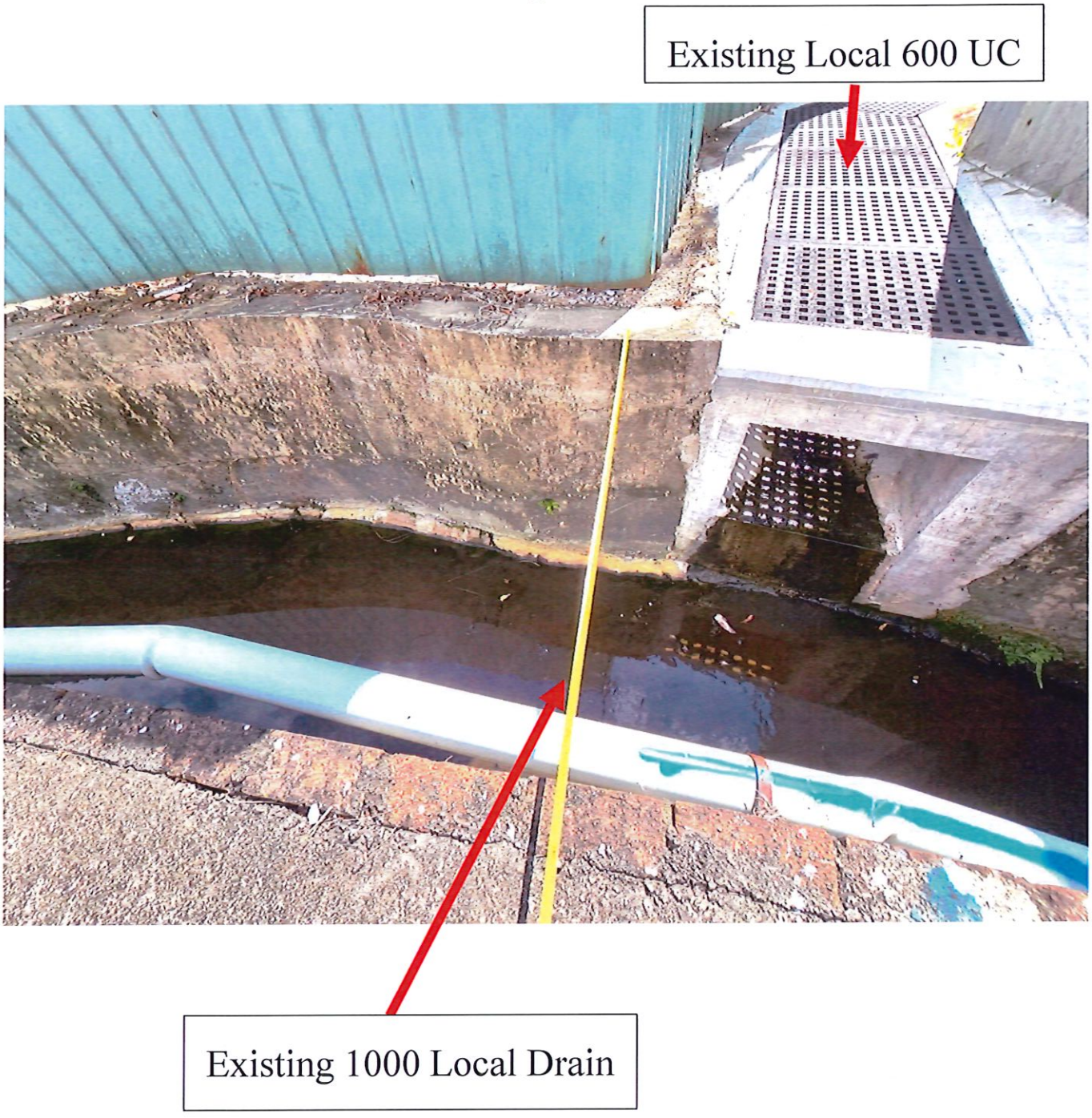
# Viewpoint 1



Existing Local 600 UC

# Viewpoint 2

# Viewpoint 3



# Viewpoint 4

# Viewpoint 5

# Viewpoint 6

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 concentraction, $t_o$ = $0.14465L / (H^{0.2}A^{0.1})$ = 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 = $\pi\ r + 2\ d$ = 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
= 1.09 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 |
|---|---|---|---|
| Flat Glassland(heavy soil) | 0.25 | **0.0** | 0.0 |
| Concrete Paving | 0.95 | **1009.0** | 958.6 |
| | | SUM = | 958.6 |

SDM 7.5.2 (b)

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

Design flow, $Q_d$ = $1.16 \times 0.278 i \Sigma C_i A_i + Q_u$ where $A_i$ is in $km^2$ — SDM 7.5.2 (a)
= 1.16 x 0.278 x 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 concentraction, $t_o$ | = | $0.14465L / (H^{0.2}A^{0.1})$ = 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 | SDM 7.5.2 (b) |
|---|---|---|---|---|
| Flat Glassland(heavy soil) | 0.25 | **0.0** | 0.0 | |
| Concrete Paving | 0.95 | **302.0** | 286.9 | |
| | | SUM = | 286.9 | |

| | | | | |
|---|---|---|---|---|
| Upstream flow, $Q_u$ | = | **0** | $m^3/s$ | |
| Design flow, $Q_d$ | = | $1.16 \times 0.278i\ \Sigma C_iA_i + Q_u$ where $A_i$ 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 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 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 x 0.278i $\Sigma$ $C_iA_i$ + $Q_u$ where $A_i$ 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 concentraction, $t_o$ | = | $0.14465L / (H^{0.2}A^{0.1})$ = 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 | SDM 7.5.2 (b) |
|---|---|---|---|---|
| Flat Glassland(heavy soil) | 0.25 | **0.0** | 0.0 | |
| Concrete Paving | 0.95 | **6242.0** | 5929.9 | |
| | | SUM = | 5929.9 | |

| | | | |
|---|---|---|---|
| Upstream flow, $Q_u$ | = | **0.107** $m^3/s$ | |
| Design flow, $Q_d$ | = | $1.16 \times 0.278i\ \Sigma\ C_iA_i + Q_u$ where $A_i$ 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