GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

[redacted]

Your Ref.: A/YL-KTS/1102 Our Ref.: P22068B/TL26187 19 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 Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years in "Residential (Group D)" Zone, Lots 681 RP (Part), 682 RP (Part) and 683 RP (Part) in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories
(Application No. A/YL-KTS/1102)

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.: [redacted])

Further Information for Planning Application No. A/YL-KTS/1102

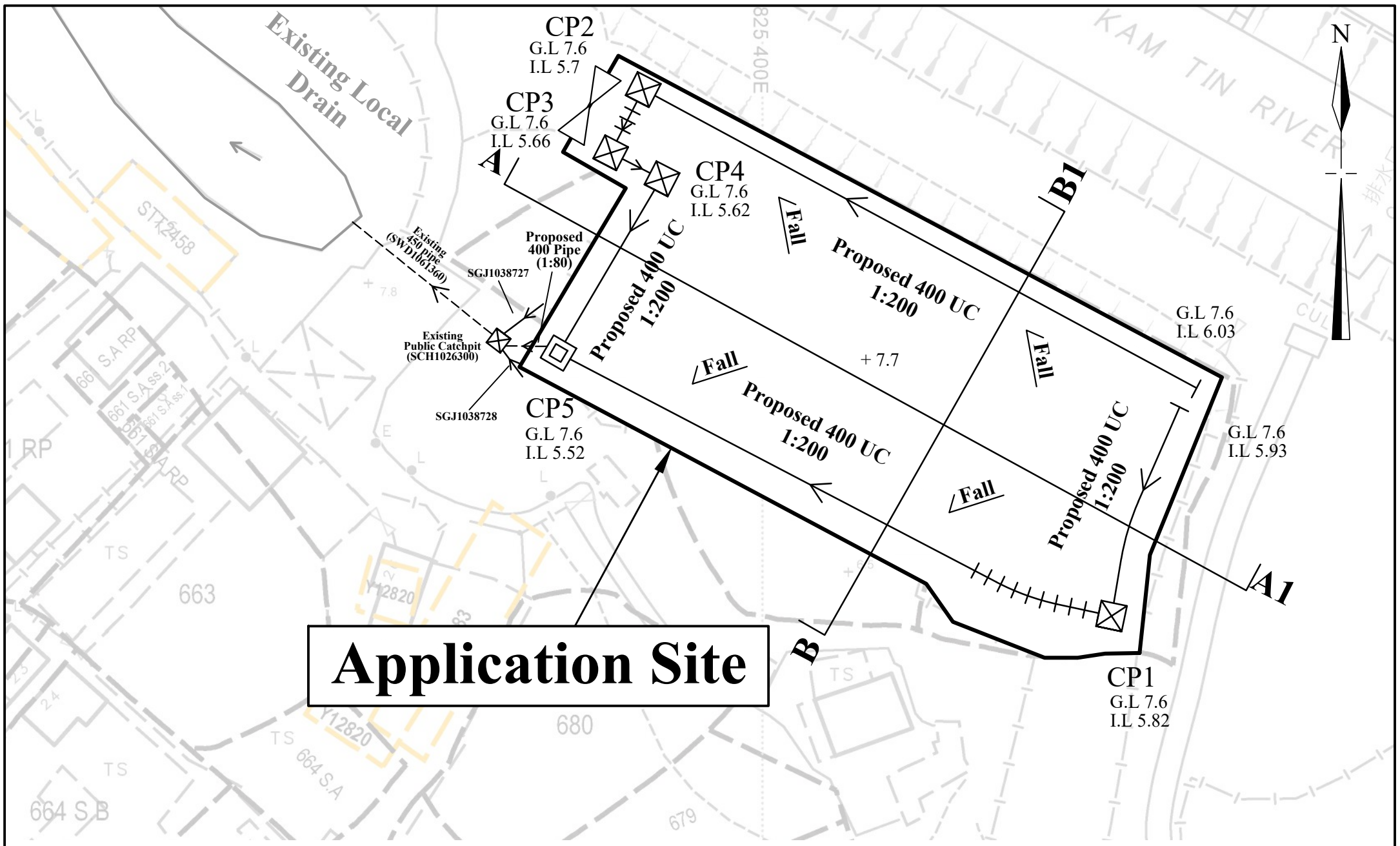
Response-to-Comments

Comments from Drainage Services Department

Contact person: Mr. Jeff Tse (Tel.: 3965 8921)

I.	Comments		Responses
1.	The proposed L-sharp pipe at the discharge point is not a typical connection to DSD's drainage facility, please review.		The discharge point has been reviewed. Please refer to Plan 5.1a.
2.	Referring to R-to-C, it is noted that no site formation/levelling works to be carried out under this application. Please state the above on the drainage plan (Plan 5.1a) for record.		Noted. Please refer to Plan 5.1a.
3.	As noted, the existing DSD's drainage facilities (SCH1026300, SGJ1038727 and SGJ1038728, etc.) will be maintained and not be affected due to the proposed development anytime. Please ask the applicant to indicate the nearby existing DSD's drainage facilities to the application site and will be maintained these drainage facilities anytime on the drainage plan for record.		The existing DSD's drainage facilities (SCH1026300, SGJ1038727 and SGJ1038728, etc.) have been indicated on plan. These existing DSD's drainage facilities (SCH1026300, SGJ1038727 and SGJ1038728, etc.) will be maintained and not be affected due to the proposed development. Please refer to Plan 5.1a.
4.	The development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.		Noted.
5.	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.
6.	The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD’s drainage facilities.		Noted.

- END -



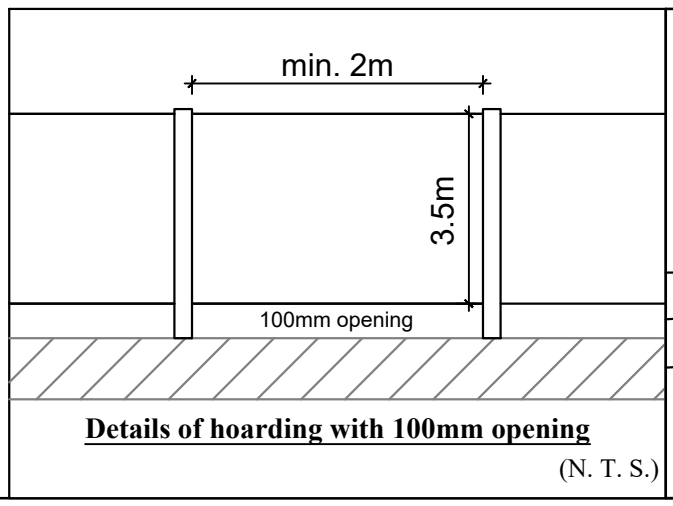
Legend:

- Vehicular Ingress/ Egress
- Catch-pit
- Catch-pit with trap
- U-Channel
- U-Channel with C.I. cover
- Pipe

Note: The existing DSD's drainage facilities (SCH1026300, SGJ1038727 and SGJ1038728, etc.) will be maintained and not to be affected due to the proposed development.

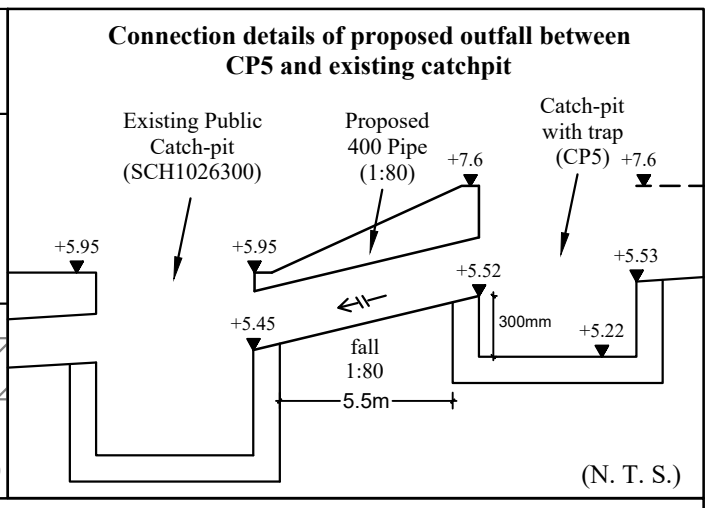
No site formation/levelling works to be carried out under this application

Site Area: 2,258m²

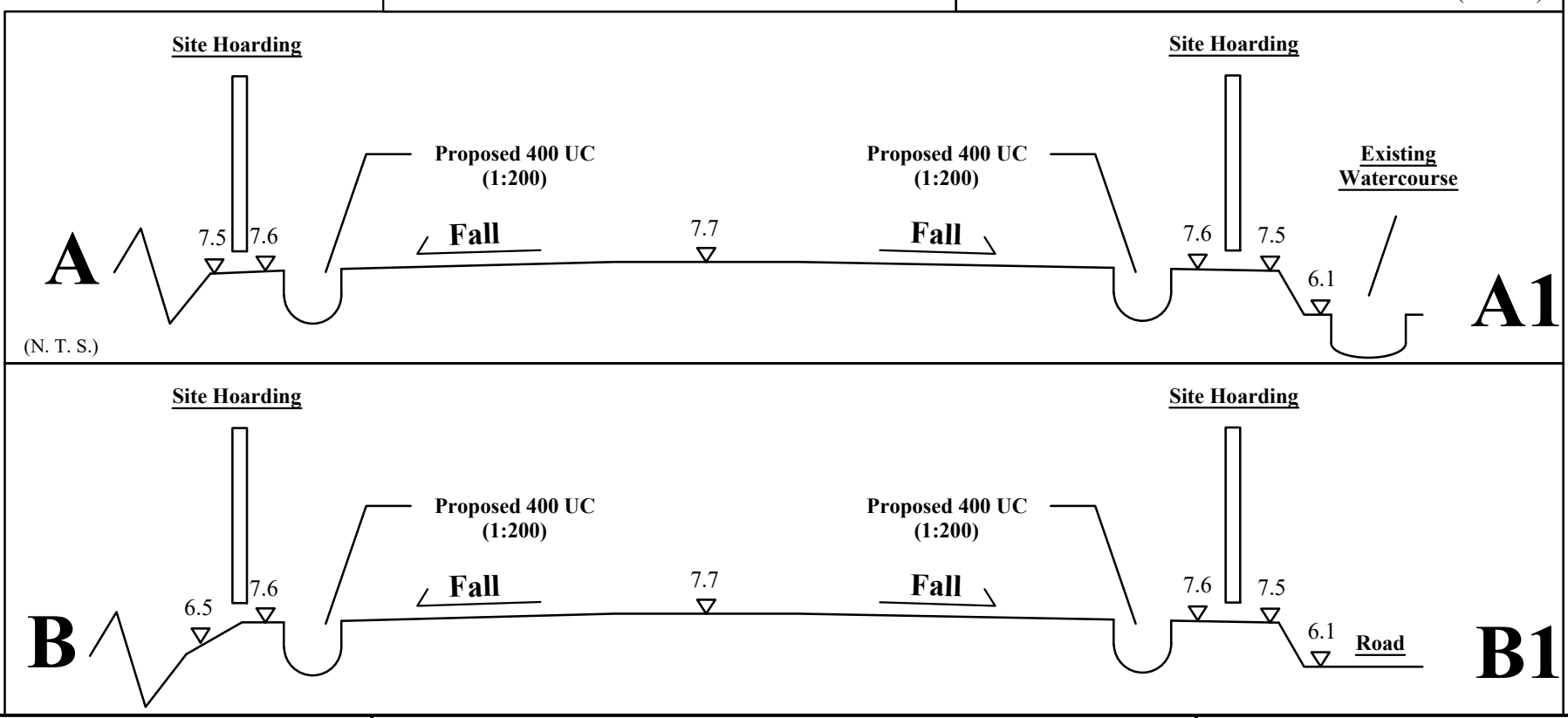


Details of hoarding with 100mm opening

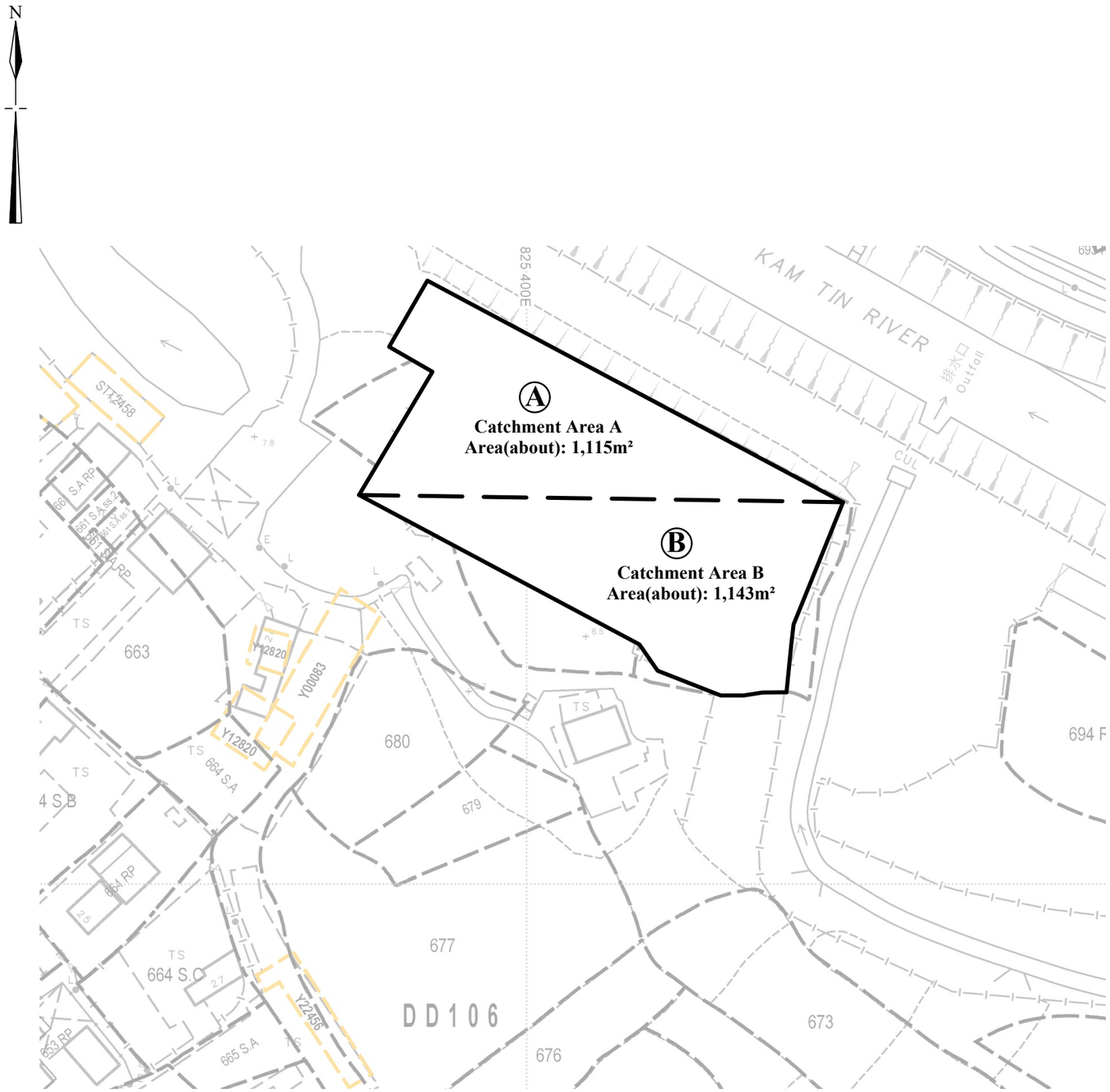
(N. T. S.)



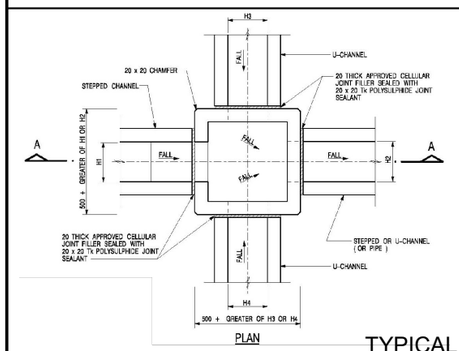
(N. T. S.)

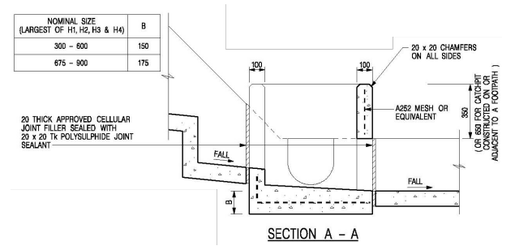


1:500 (A3)	**Drainage Proposal**	Goldrich Planners & Surveyors Ltd.
March 2026	Lots 681 RP(part), 682 RP(part) and 683 RP(part) in DD.106 and adjoining Government Land	Plan 5.1a (P 22068B)

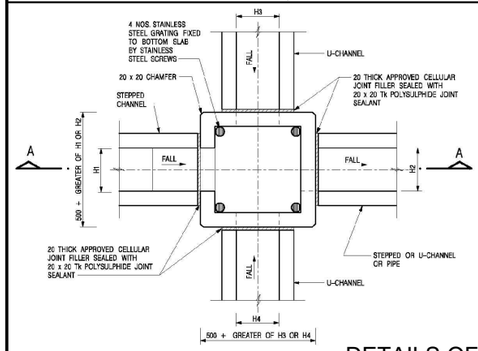


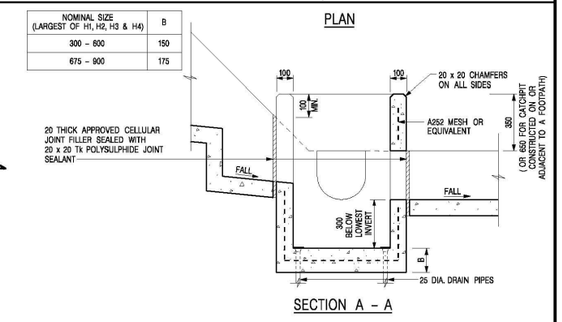
AREA OF CATCHMENT
(N.T.S)



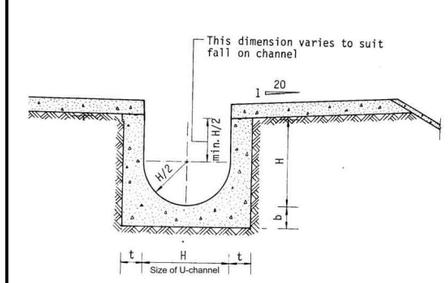


TYPICAL DETAILS OF CATCHPIT
(REFER TO CEDD'S STANDARD DWG. C2405/1)

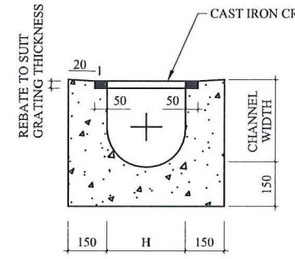




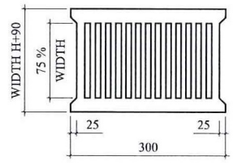
DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)



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 681 RP(part), 682 RP(part) and 683 RP(part) in DD.106 and adjoining Government Land**	**Goldrich Planners & Surveyors Ltd.**
March 2026		**Plan 5.2a** **(P 22068B)**

1 For Catchment Area A

			Ref.
Area, A	=	1115 m^2	
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	17 m	
Time of concentraction, t_o	=	$0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (17) / (0.1^0.2*1115^0.1)	SDM 7.5.2 (d)
	=	1.9 min	

2 For Proposed UC in Catchment Area A

	From	To
Ground level (mPD)	7.60	7.60
Invert level (mPD)	6.03	5.52

Width of u-channel, w	=	400 mm	
Length of u-channel, L_c	=	102 m	
Depth of vertical part of u-channel, d	=	1880 mm	
Gradient of u-channel, S_f	=	(6.03-5.52)/102 = 0.005	
Cross-Section Area, a	=	$0.5\ \pi r^2 + w\ d$ = 0.5 x 3.14 x 200^2 + 400 x 1880	
	=	0.815 m^2	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 200 + 2 x 1880	
	=	4.388 m	
Hydralic radius, R	=	a / p	SDM 8.2.1
	=	0.186 m	

3 Use Manning Equation for estimating velocity of stormwater

Take n	=	0.016 for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	$R^{1/6} x (RS_f)^{1/2}/n$ = (0.186)^1/6 x (0.186 x 0.005)^1/2 / 0.016	SDM Table 12
	=	1.44 m/s	
Time of flow, t_f	=	1.2 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 / (1.9+1.2+3.29)^0.355 for return period T = 50 years	Corrigendum 1/2024
	=	261	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	1115.0	1059.3	
		SUM =	1059.3	

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 261 x 1059.25 / 1000000 + 0	Corrigendum 1/2022
	=	0.089 m^3/s	
Allowable flow, Q_a	=	a x v	
	=	0.815 x 1.44	
	=	1.172 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 681 RP (Part), 682 RP (Part) and 683 RP (Part) in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories	Page 1 (P22068B)

1 For Catchment Area B

				Ref.
Area, A	=	1143	m^2	
Average slope, H	=	0.1	m per 100m	
Distance on the line of natural flow, L	=	16	m	
Time of concentraction, t_o	=	$0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (16) / (0.1^0.2*1143^0.1)		SDM 7.5.2 (d)
	=	1.8	min	

2 For Proposed UC in Catchment Area B

	From	To
Ground level (mPD)	7.60	7.60
Invert level (mPD)	5.93	5.52

Width of u-channel, w	=	400	mm	
Length of u-channel, L_c	=	82	m	
Depth of vertical part of u-channel, d	=	1880	mm	
Gradient of u-channel, S_f	=	(5.93-5.52)/82 = 0.005		
Cross-Section Area, a	=	$0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 200^2 + 400 x 1880		
	=	0.815	m^2	
Wetted Perimeter, p	=	$\pi r + 2 d$ = 3.14 x 200 + 2 x 1880		
	=	4.388	m	
Hydralic radius, R	=	a / p		SDM 8.2.1
	=	0.186	m	

3 Use Manning Equation for estimating velocity of stormwater

Take n	=	0.016	for concrete lined channels:-	SDM Table 13
Allowable velocity, v	=	$R^{1/6} x (RS_f)^{1/2}/n$ = (0.186)^1/6 x (0.186 x 0.005)^1/2 / 0.016		SDM Table 12
	=	1.44	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 / (1.8+1+3.29)^0.355	for return period T = 50 years	Corrigendum 1/2024
	=	267		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	1143.0	1085.9	
		SUM =	1085.9	

Upstream flow, Q_u	=	0	m^3/s	
Design flow, Q_d	=	$1.16 \times 0.278i \Sigma C_i A_i + Q_u$ where A_i is in km^2		SDM 7.5.2 (a)
	=	1.16 x 0.278 x 267 x 1085.85 / 1000000 + 0		Corrigendum 1/2022
	=	0.093	m^3/s	
Allowable flow, Q_a	=	a x v		
	=	0.815 x 1.44		
	=	1.172	m^3/s	
	>	Q_d (O.K.)		

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

1 For Connection between CP5 to Existing Public Catchpit

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 Pipe after CP5

Size(Diameter) w = **400** mm
Length of Pipe = **5.5** 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 400^2 — SDM 8.2.1
= 0.452 m^2

Wetted Perimeter P = $2 \pi r - r \theta$ = 1861 mm
Hydralic radius R = A/P
242.9 mm

3 Use Manning Equation for estimating velocity of stormwater

Fall S = 1: **80**
Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (242.9)^1/6 * (242.9/80)^1/2 / 0.016 — SDM Table 12
= 2.61 m/s
Time of flow, t_f = 0.04 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+0.04+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
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 = **0.182** 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 330 x 0 / 1000000 + 0.182 — Corrigendum 1/2022
= 0.182 m^3/s

Allowable flow, Q_a = a x v
= 0.3974 x 1.35
= 1.179 m^3/s

> Q_d (O.K.)

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

1 For Connection between Existing Public Catchpit (SCH1026300) to Existing Local Drain

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 450 pipe (SWD1061360) before Existing Local Drain

Size(Diameter) w = **450** mm
Length of Pipe = **21** 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 450^2 — SDM 8.2.1
= 0.572 m^2

Wetted Perimeter P = $2 \pi r - r \theta$ = 2094 mm
Hydralic radius R = A/P
273.3 mm

3 Use Manning Equation for estimating velocity of stormwater

Fall S = 1: **90**
Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (273.3)^1/6 * (273.3/90)^1/2 / 0.016 — SDM Table 12
= 2.46 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 = **0.182** 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 326 x 0 / 1000000 + 0.182 — Corrigendum 1/2022
= 0.182 m^3/s

Allowable flow, Q_a = a x v
= 0.3974 x 1.35
= 1.407 m^3/s

> Q_d (O.K.)

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