GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

[redacted]

Your Ref.: A/YL-KTS/1129 Our Ref.: P25098/TL26300 24 August 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 Private Vehicle Park (Excluding Container Vehicles) and Associated Filling of Pond for a Period of 3 Years in "Village Type Development" Zone, Various Lots in D.D. 113 and Adjoining Government Land, Yuen Long (Application No. A/YL-KTS/1129)

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 [redacted]

Further Information for Planning Application No. A/YL-KTS/1129

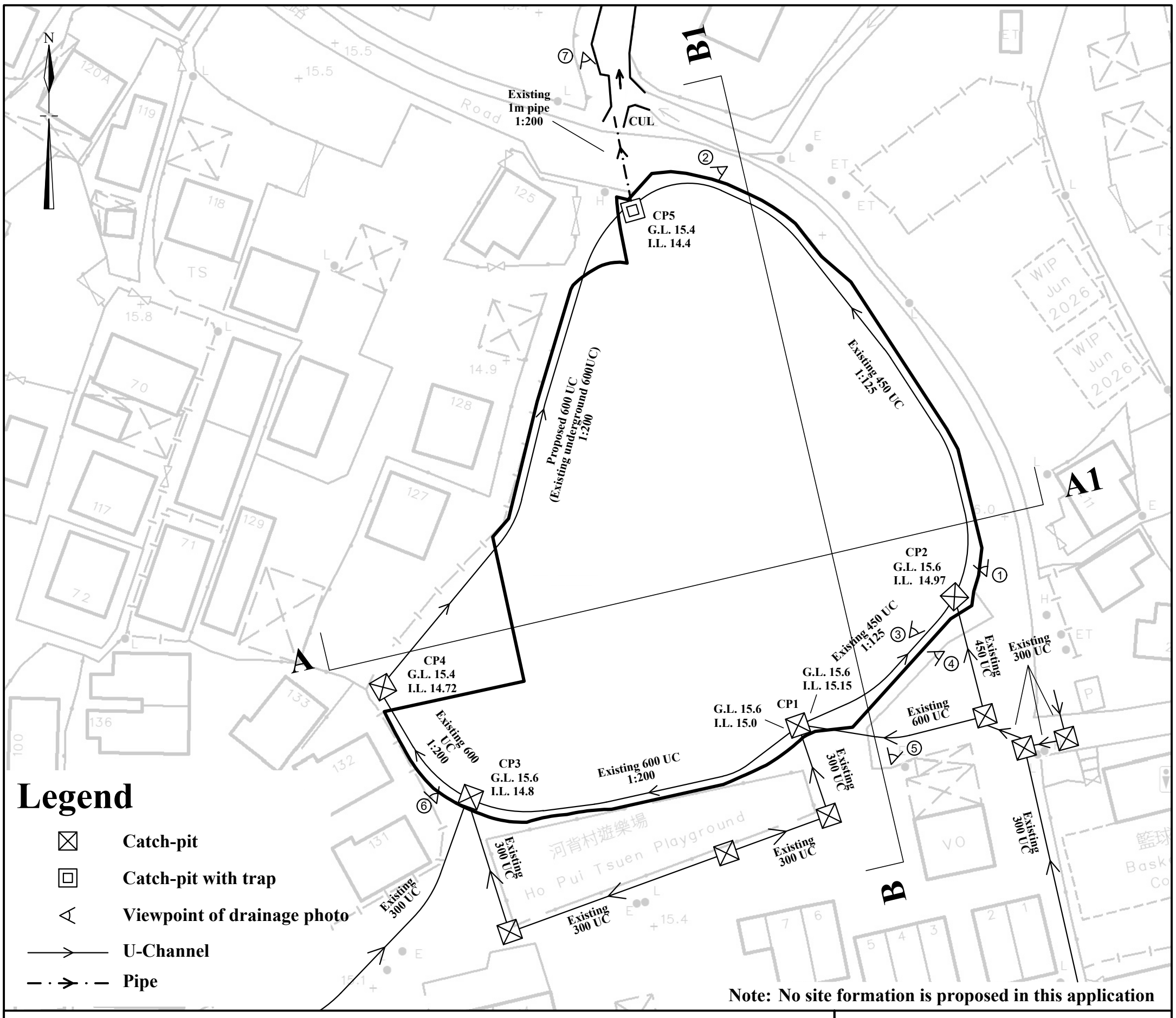
Response-to-Comments

Comments from the Drainage Services Department

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

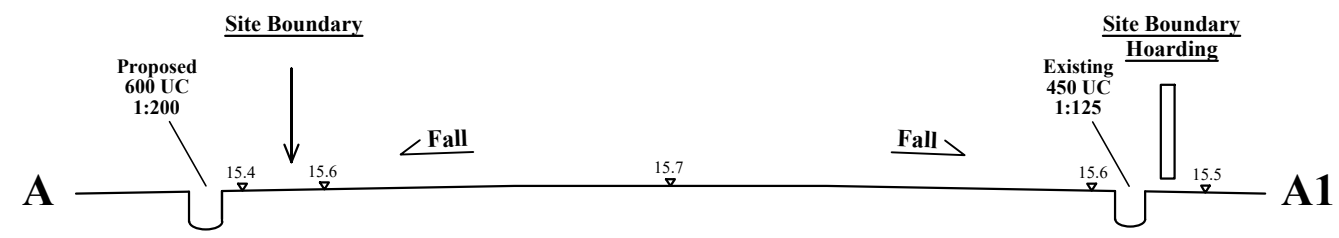
I.	Comments		Responses
1.	We are unable to provide comment on drainage aspect of the application at this stage. Comment on drainage aspect will be provided when the drainage proposal as mentioned in paragraph 19 of the planning statement is received. Please advise whether any discharge connection(s)/paths to the pond will be affected due to the proposed filling of the existing pond. A detailed assessment should be provided to demonstrate that the proposed filling of pond will not cause any adverse drainage impact/flooding to the adjacent lands for comments before the proposed filling works.		Please see the drainage proposal (Plans 7.1 & 7.2), site photographs (Viewpoints 1 to 7) and hydraulic calculations for details. We would like to clarify that the pond within the Site has been filled for over 25 years. No further filling works is proposed. Existing drainage facilities have been constructed to collect the surface runoff and overland flow. The development would not cause adverse drainage impact/flooding to the adjacent lands.

- END -



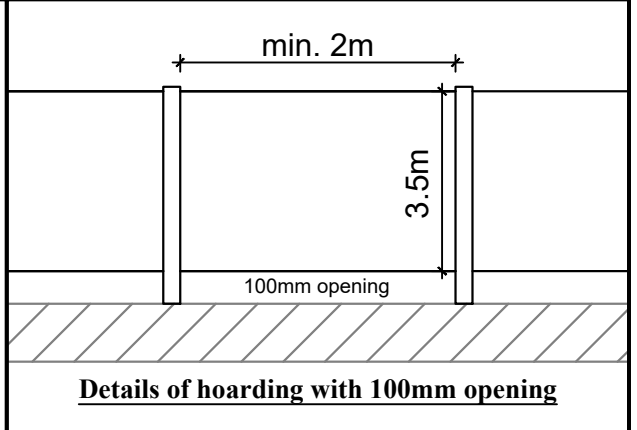
Note: No site formation is proposed in this application

Existing ground level



(N.T.S)

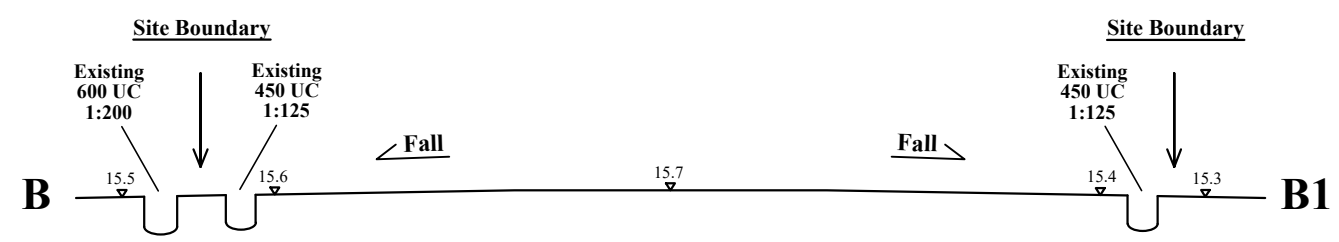
Section A



Details of hoarding with 100mm opening

(N. T. S.)

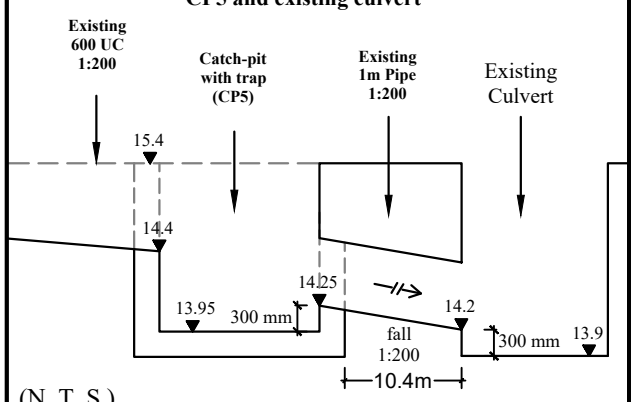
Existing ground level



(N.T.S)

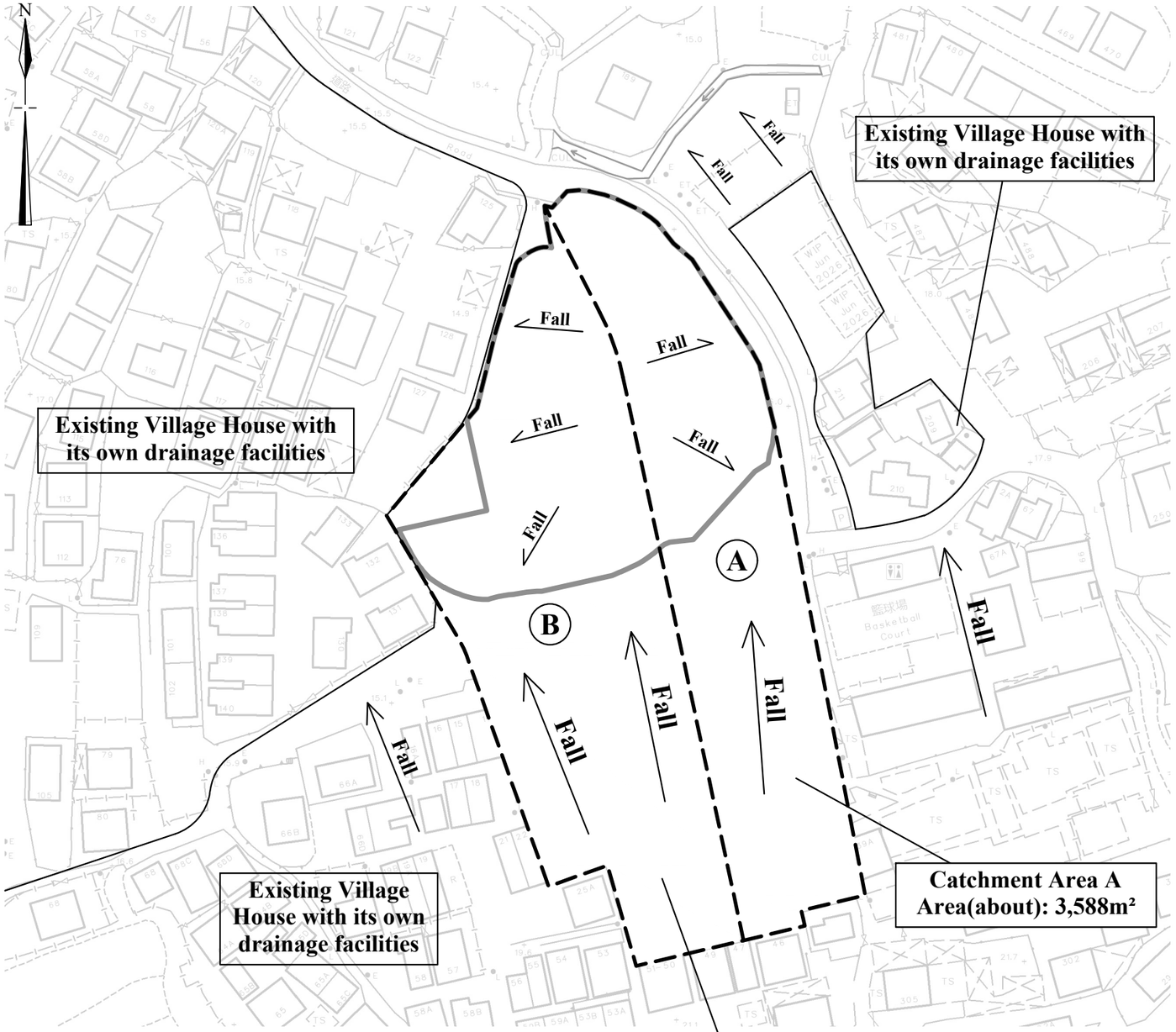
Section B

Connection details of proposed outfall between CP5 and existing culvert



(N. T. S.)

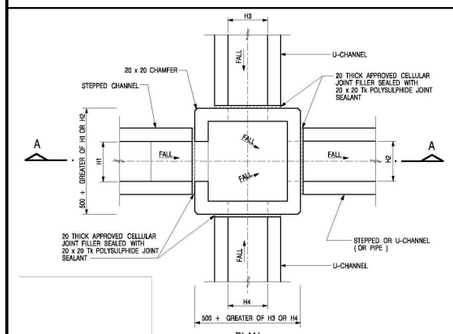
1:1000 (A3)	**Drainage Proposal**	Goldrich Planners & Surveyors Ltd.
August 2026	Lots 876 S.B, 876 S.C, 876 S.D, 876 RP, 877, 878, 880 RP, 881 RP and adjoining Government Land in D.D. 113	Plan 7.1 (P 25098)

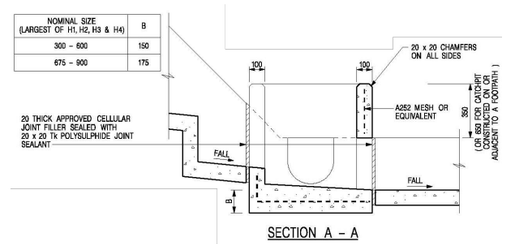


Legend

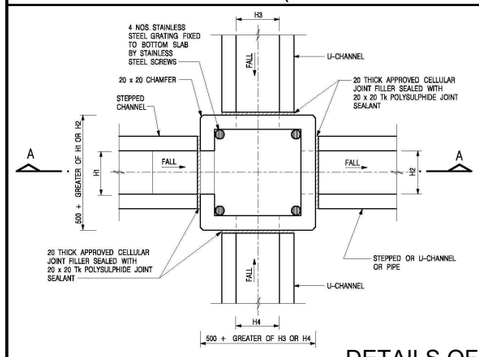
- Application Site
- Catchment Boundary

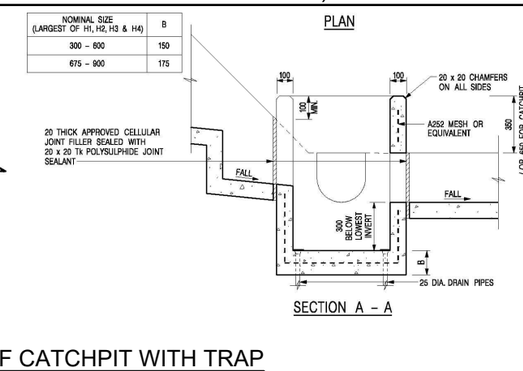
AREA OF CATCHMENT
(N.T.S)



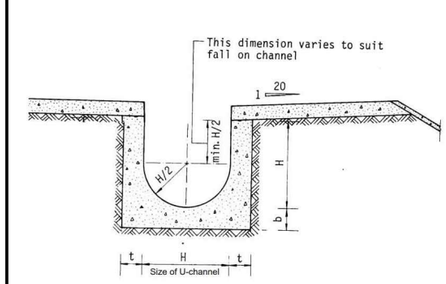


TYPICAL DETAILS OF CATCHPIT
(REFER TO CEDD'S STANDARD DWG. C2405/1)

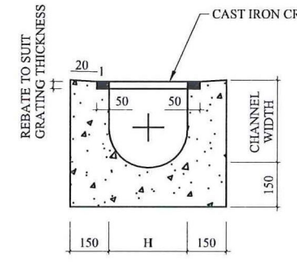




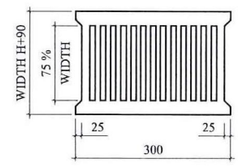
DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)



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**	Goldrich Planners & Surveyors Ltd.
August 2026	**Lots 876 S.B, 876 S.C, 876 S.D, 876 RP, 877, 878, 880 RP, 881 RP and adjoining Government Land in D.D. 113**	Plan 7.2 (P 25098)

Viewpoint 1

Viewpoint 2

Viewpoint 3

Viewpoint 4

Viewpoint 5

Viewpoint 6

Viewpoint 7

1 For Catchment Area A

Ref.

Area, A = **3588** m^2
Average slope, H = **4** m per 100m
Distance on the line of natural flow, L = **80** m

Time of concentration, t_o = 0.14465L / ($H^{0.2}A^{0.1}$) = 0.14465 (80) / (4^0.2*3588^0.1) — SDM 7.5.2 (d)
= 3.9 min

2 For Existing U-Channel in catchment area A

	From	To
Ground level (mPD)	**15.60**	**15.40**
Invert level (mPD)	**15.15**	**14.40**

Width of u-channel, w = **450** mm
Length of u-channel, L_c = **93.2** m
Depth of vertical part of u-channel, d = 775 mm
Gradient of u-channel, S_f = (15.15-14.4)/93.2 = 0.0080

Cross-Section Area, a = $(0.5\ \pi r^2 + w\ d) \times 0.9$ = (0.5 x 3.14 x 225^2 + 450 x 775) x 0.9 — SDM 9.3 (b)
= 0.385 m^2 — Sedimentation Reduction
Wetted Perimeter, p = π r + 2 d = 3.14 x 225 + 2 x 775
= 2.257 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.171 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2}/n$ = (0.171)^1/6 x (0.171 x 0.008)^1/2 / 0.016 — SDM Table 12
= 1.73 m/s
Time of flow, t_f = 0.9 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 / (3.9+0.9+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 241 — 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
Steep Glassland (heavy soil)	0.35	**0.0**	0.0
Concrete Paving	0.95	**3588.0**	3408.6
		SUM =	3408.6

— 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 241 x 3408.6 / 1000000 + 0
= 0.228 m^3/s

Allowable flow, Q_a = a x v
= 0.385 x 1.73
= 0.665 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.
August 2026	Lots 876 S.B, 876 S.C, 876 S.D, 876 RP, 877, 878, 880 RP, 881 RP and adjoining Government Land in D.D. 113	Page 1 (P25098)

1 For Catchment Area B

					Ref.
Area, A	=	**4762**	m^2		
Average slope, H	=	**4**	m per 100m		
Distance on the line of natural flow, L	=	**80**	m		
Time of concentration, t_o	=	0.14465L / ($H^{0.2}A^{0.1}$)	=	0.14465 (80) / (4^0.2*4762^0.1)	SDM 7.5.2 (d)
	=	3.8	min		

2 For Existing U-Channel in catchment area B

	From	To
Ground level (mPD)	**15.60**	**15.40**
Invert level (mPD)	**15.00**	**14.40**

Width of u-channel, w	=	**600**	mm		
Length of u-channel, L_c	=	**120.5**	m		
Depth of vertical part of u-channel, d	=	700	mm		
Gradient of u-channel, S_f	=	(15-14.4)/120.5	=	0.0050	
Cross-Section Area, a	=	$(0.5\ \pi r^2 + w\ d) \times 0.9$	=	(0.5 x 3.14 x 300^2 + 600 x 700) x 0.9	SDM 9.3 (b)
	=	0.505	m^2		Sedimentation Reduction
Wetted Perimeter, p	=	π r + 2 d	=	3.14 x 300 + 2 x 700	
	=	2.342	m		
Hydralic radius, R	=	a / p			SDM 8.2.1
	=	0.216	m		

3 Use Manning Equation for estimating velocity of stormwater

Take n	=	0.016	for concrete lined channels:-		SDM Table 13
Allowable velocity, v	=	$R^{1/6} \times (RS_f)^{1/2}/n$	=	(0.216)^1/6 x (0.216 x 0.005)^1/2 / 0.016	SDM Table 12
	=	1.59	m/s		
Time of flow, t_f	=	1.3	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 / (3.8+1.3+3.29)^0.355	for return period T = 50 years		Corrigendum 1/2024
	=	238			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	
Steep Glassland (heavy soil)	0.35	**0.0**	0.0	
Concrete Paving	0.95	**4762.0**	4523.9	
		SUM =	4523.9	

Upstream flow, Q_u	=	**0.000**	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 238 x 4523.9 / 1000000 + 0			
	=	0.300	m^3/s		
Allowable flow, Q_a	=	a x v			
	=	0.505 x 1.59			
	=	0.801	m^3/s		
	>	Q_d (O.K.)			

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

1 For Connection after CP5

Ref.

Area, A = **0** m^2
Average slope, H = **0** 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) / (0^0.2*0^0.1) — SDM 7.5.2 (d)
= 0.0 min

2 For existing pipe after CP5

Size(Diameter) w = **1000** mm
Length of Pipe = **10.4** m
Design the pipe to 9/10 full bore capactity, then
Area of ventilated portion = 0.1 of pipe area
½ r^2 θ - ½ r^2sin(θ) = 0.1 π r^2
θ - sin(θ) = 0.2 π
θ = 1.63 rad = 93.4^O (By trial and error)

Area A = 0.9 π r^2 — SDM 9.3 (b) Sedimentation Reduction SDM 8.2.1
= 0.9 x 3.14 x 1000^2
= 2.826 m^2

Wetted Perimeter P = 2 π r – r θ = 4653 mm
Hydralic radius R = A/P
607.3 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 = (607.3)^1/6 * (607.3/200)^1/2 / 0.016 — SDM Table 12
= 1.65 m/s
Time of flow, t_f = 0.11 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t_o + t_f +b)^c — SDM 4.3.2 Corrigendum 1/2024
= 505.5 / (0.0+0.11+3.29)^0.355 for return period T = 50 years
= 328 SDM Table 3a

SDM 7.5.2 (b)

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

Upstream flow, Q_u = **0.529** m^3/s

Design flow, Q_d = 0.278i Σ C_jA_j + Q_u where A_j is in km^2 — SDM 7.5.2 (a) Corrigendum 1/2022
= 1.16 x 0.278 x 328 x 0 / 1000000 + 0.529
= 0.529 m^3/s

Allowable flow, Q_a = a x v
= 0.3974 x 1.35
= 4.661 m^3/s

> Q_d (O.K.)

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