

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

23 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

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a Period of 3 Years

Lots 29 (Part), 33 (Part) and 35 (Part) in D.D. 111

and Adjoining Government Land, Pat Heung, Yuen Long

(Application No.: A/YL-PH/1077)

We would like to submit further information to respond to the comments from Drainage Services Department.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Ben

Francis Lau

Encl.

C.C.

DPO/FS&YLE, PlanD *by email only*

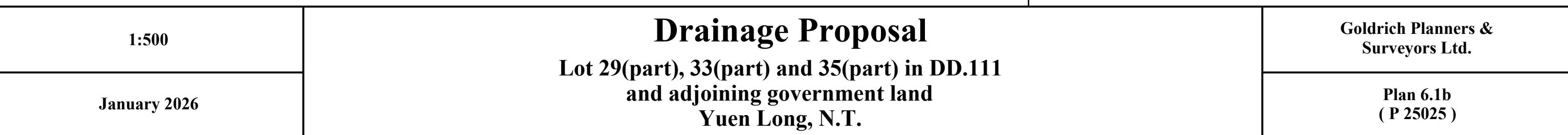
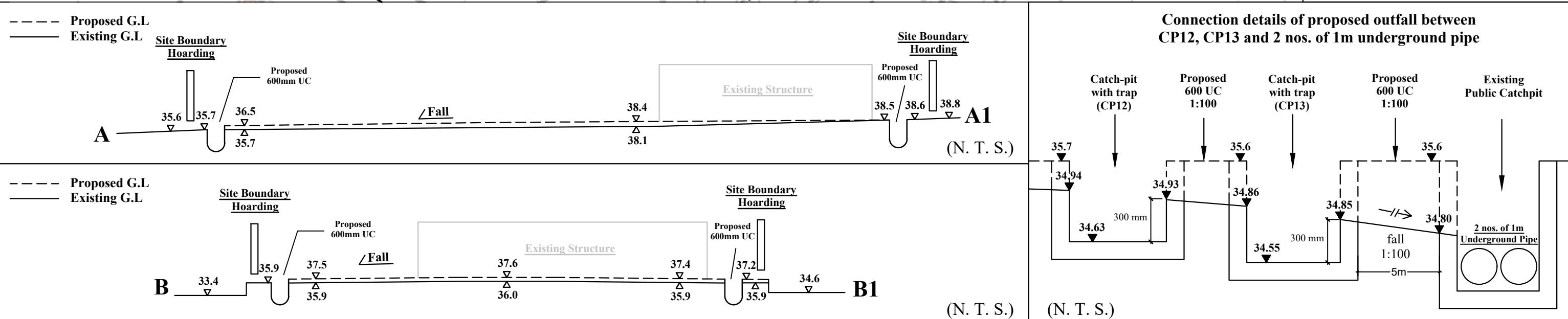
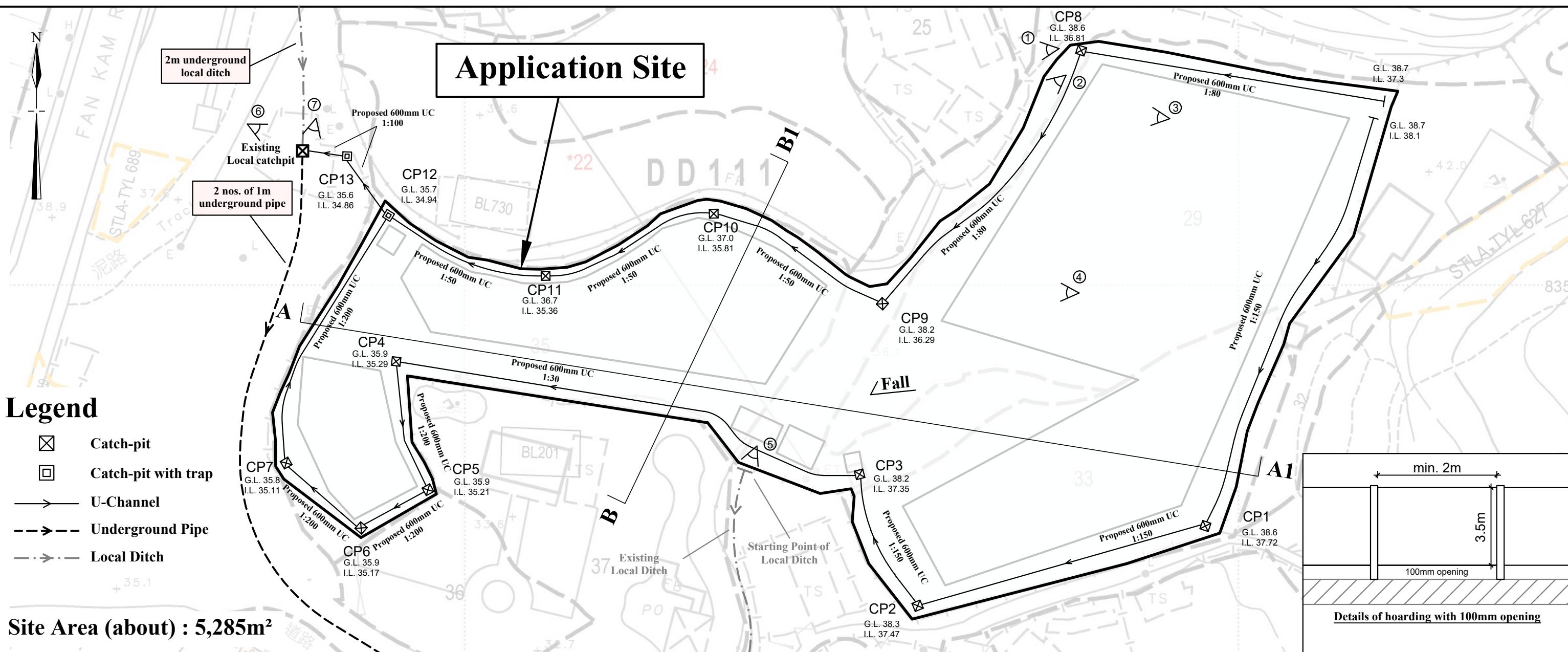
Comments from Drainage Services Department dated 20.1.2026

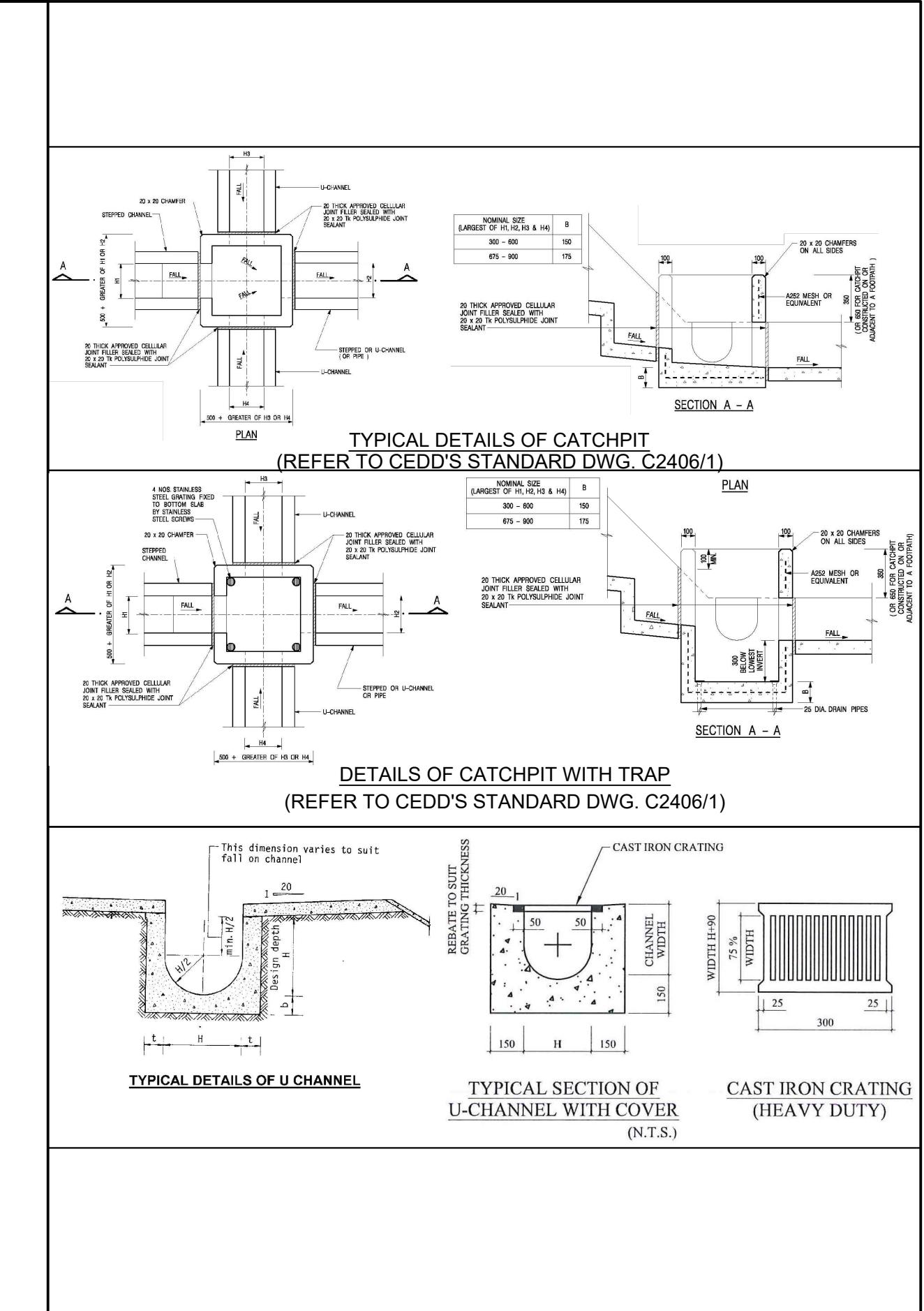
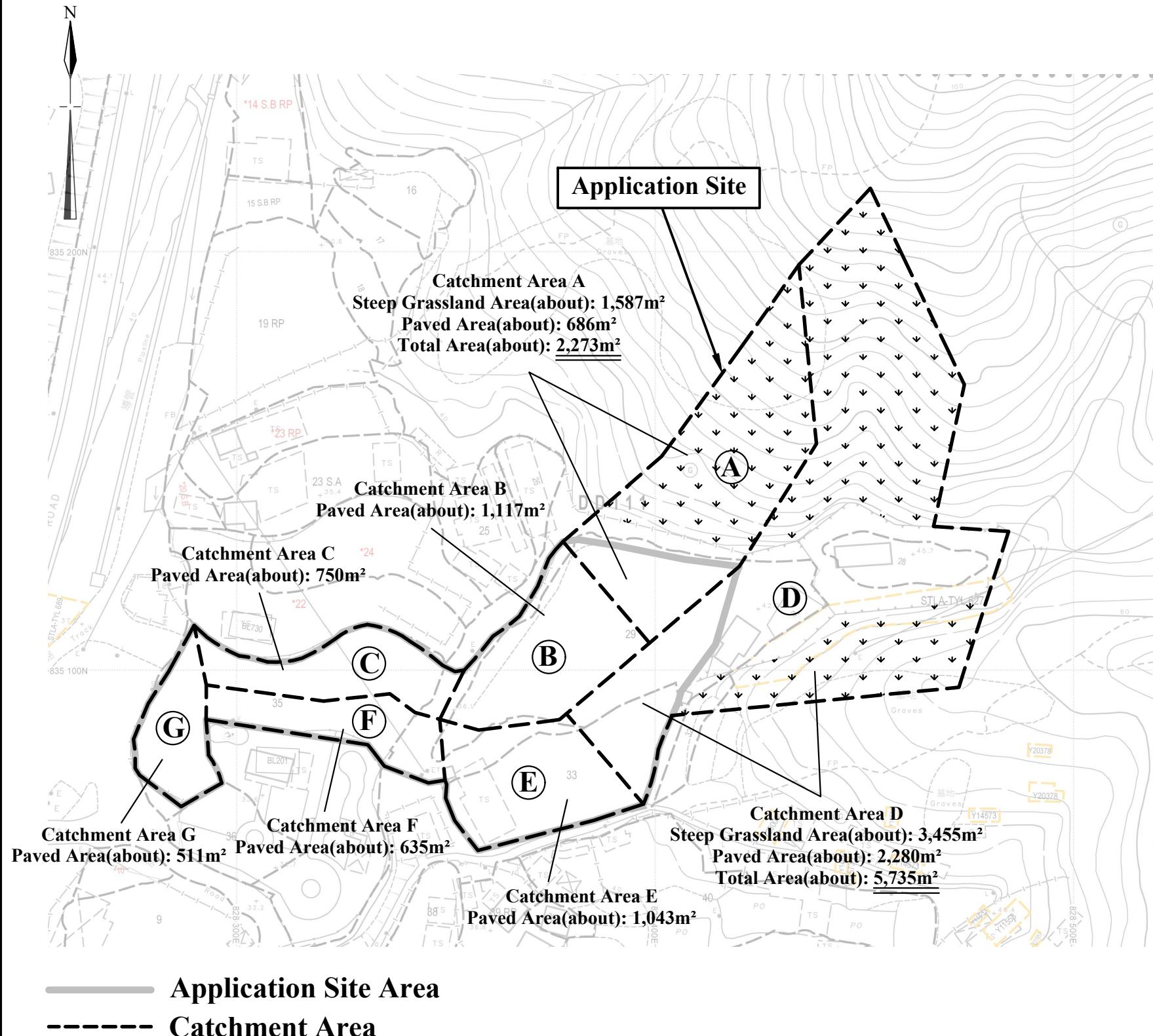
Contact person: Mr. TSE Chi Wai (██████████)

Comments	Responses
i. It is noted that the site area is 5285m ² and the ground to the north of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation (i.e. Lots 22, 24, 25 and 26, etc. in D.D. 111). Please also make reference to the latest Technical Note No. 1 issued by DSD for more details in preparing the drainage proposal. Please upgrade all drainage facilities size accordingly.	<p>The ground level of the ground to the north is +34.6mPD as shown in Plan 6.1b. The ground level of the western side of the application site is +36.5mPD. Thus, the ground to the north of the application site is lower than the application site.</p> <p>The U-channels within the site are upgraded to 600mm. Please refer to Plan 6.1b.</p>
ii. Referring to R-to-C, please advise whether any section of the said local ditch is within the application site. If affirmative, please ensure that the existing local ditch and the relevant discharge connection(s) should be maintained due to the proposed development. Please also provide adequate measures and drainage facilities to intercept their flow properly. Please indicate the above on the drainage plan for reference.	No section of the said local ditch is within the application site. Please refer to attached site photographs and Plan 6.1b for the viewpoints of the photographs.
iii. Catchpit should be provided at the turning point of the proposed u-channel.	Noted. Additional catchpits are provided. Please refer to Plan 6.1b.
iv. 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. Referring to cross sections A-A and B-B, please note that the proposed peripheral surface channels shall be provided along the site boundary <u>at the original/existing ground level</u> (instead of the revised ground level) to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.	<p>There are site formation/levelling works to be carried out under this application. Please refer to the cross sections at Plan 6.1b showing the existing and proposed ground levels.</p> <p>The proposed peripheral surface channels are provided along the site boundary at the original/existing ground level. Please refer to the Sections at Plan 6.1b.</p>

	Comments	Responses
v.	Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).	Please refer to attached photographs.
vi.	The existing 500 mm u-channel, to which the proposed to discharge the stormwater from the subject site was not maintained by this office. Please resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). Moreover, please 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.
vii.	Further to (vi) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition.	The discharge path is updated to discharge to an existing catchpit where there are 2 nos. of 1m underground pipe. Please refer to Plan 6.1b and viewpoint photographs 6 and 7.
viii.	The development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
ix.	Please 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.

Application Site





N.T.S

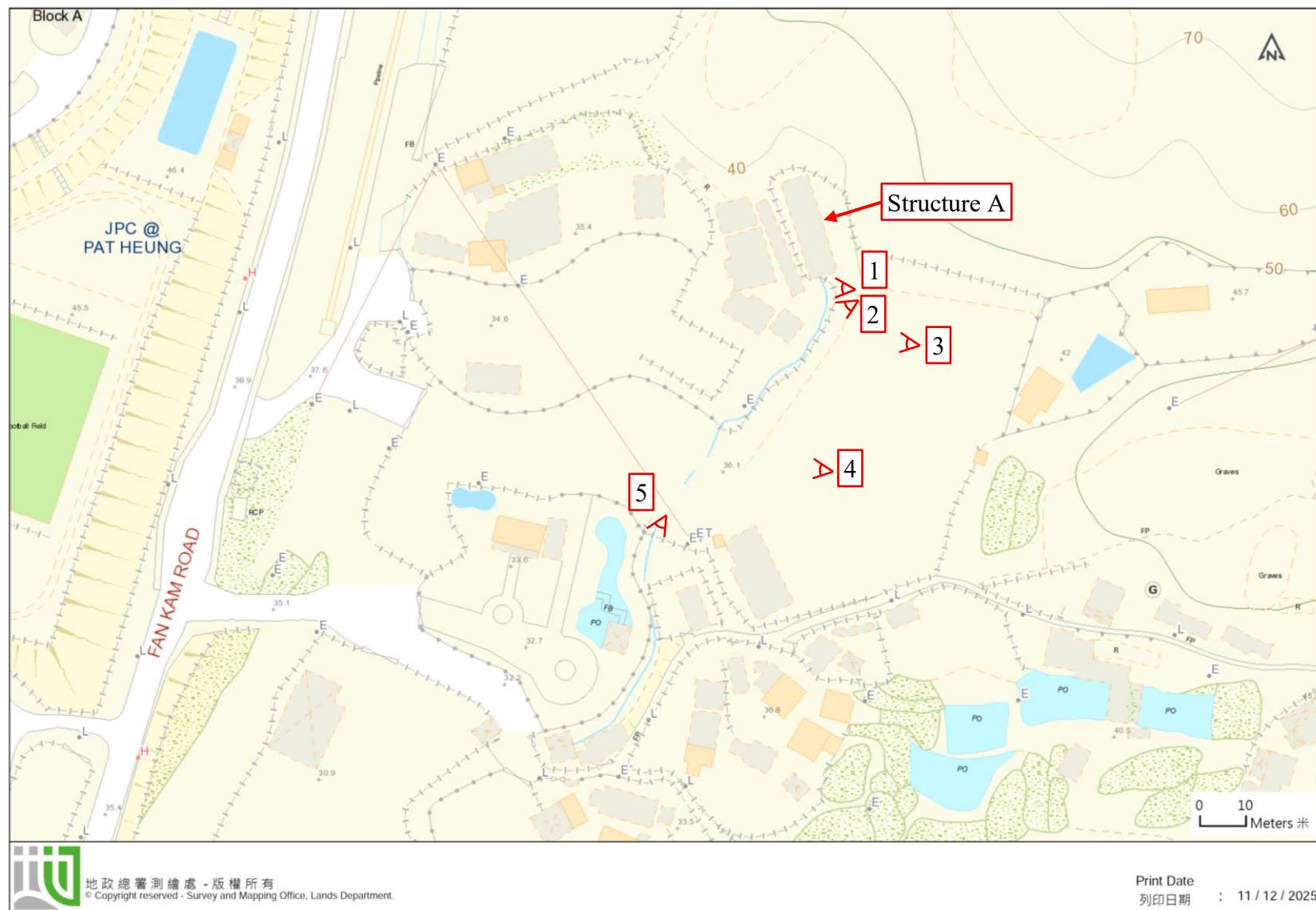
January 2026

Drainage Proposal
Lot 29(part), 33(part) and 35(part) in DD.111
and adjoining government land
Yuen Long, N.T.

Goldrich Planners &
Surveyors Ltd.

Plan 6.2b
(P 25025)

Map A



Viewpoint 1



Viewpoint 2



Viewpoint 3



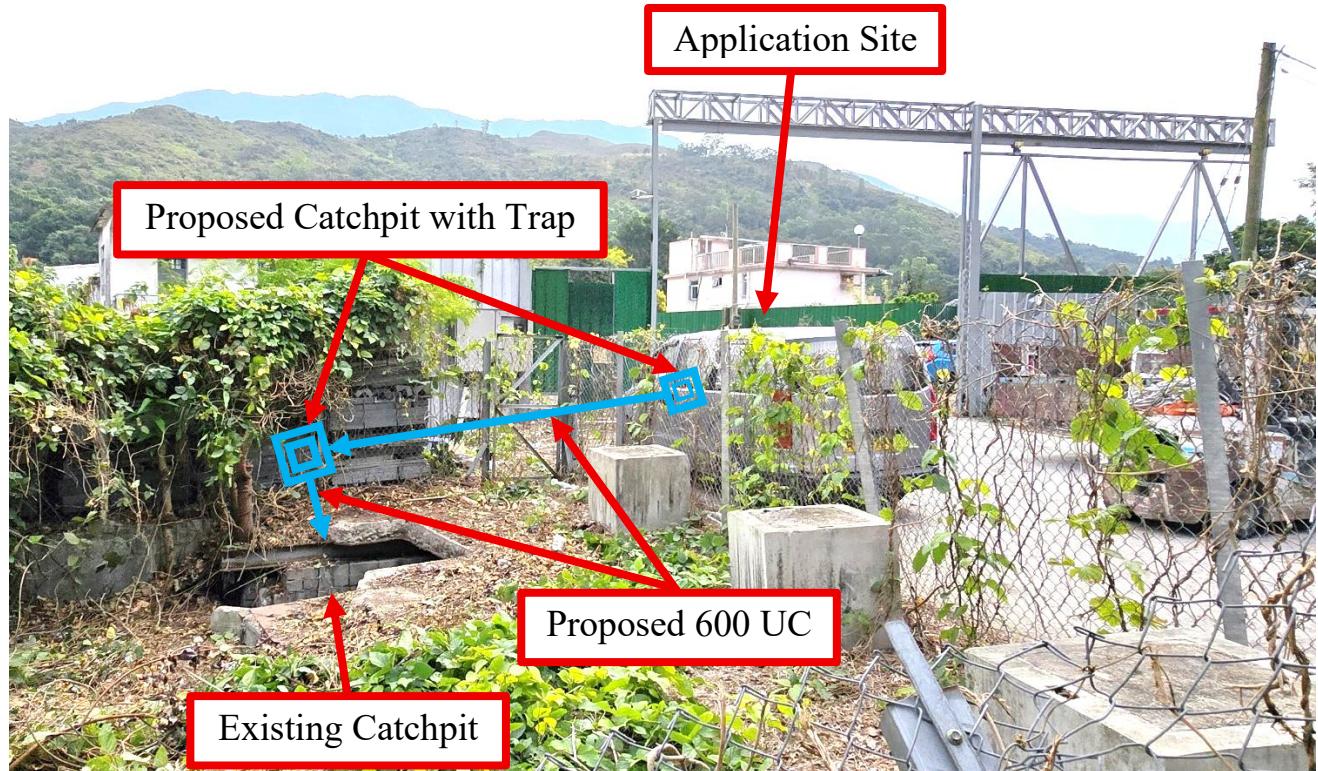
Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



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