

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.



Francis Lau

Encl.

c.c.

DPO/FS&YLE, PlanD

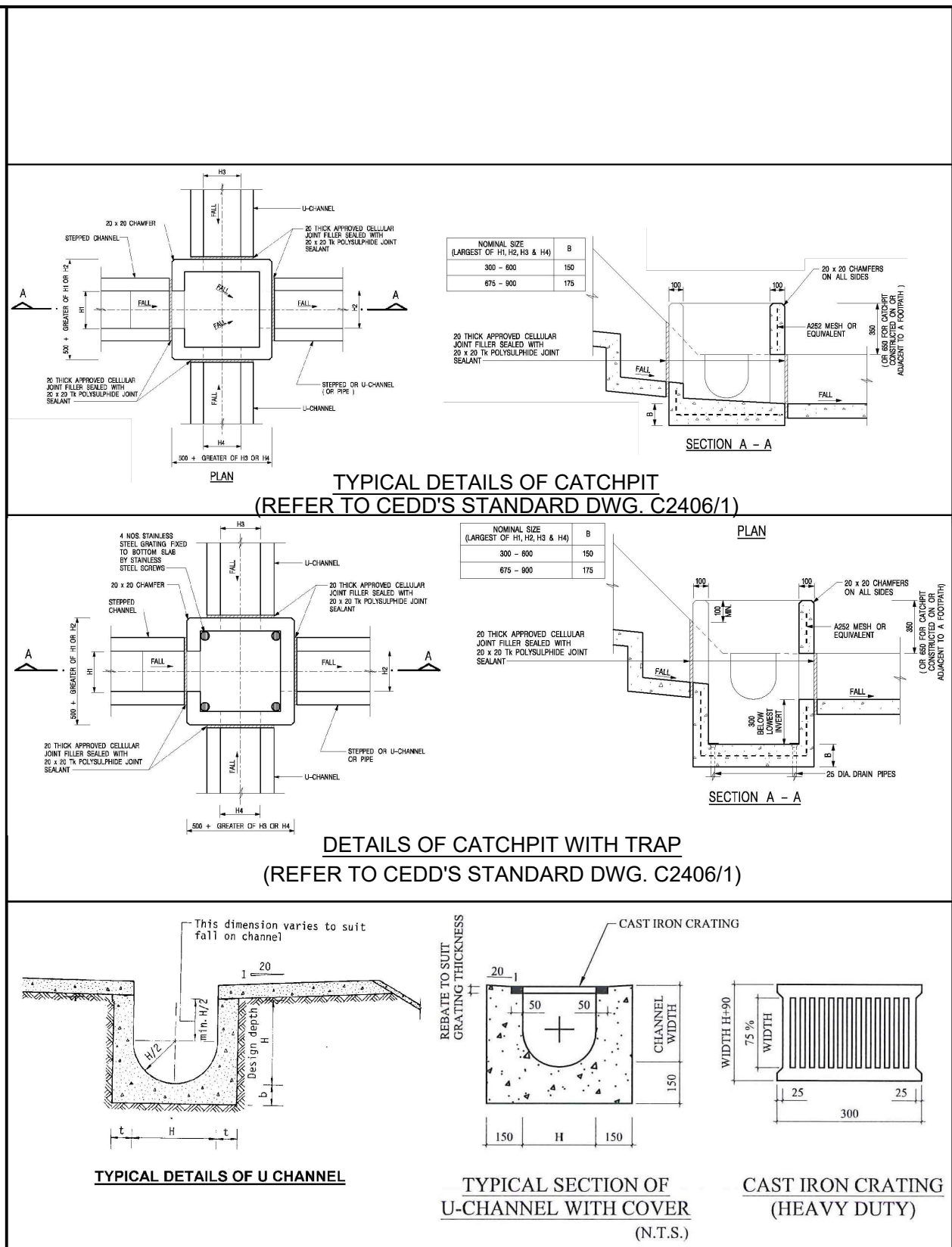
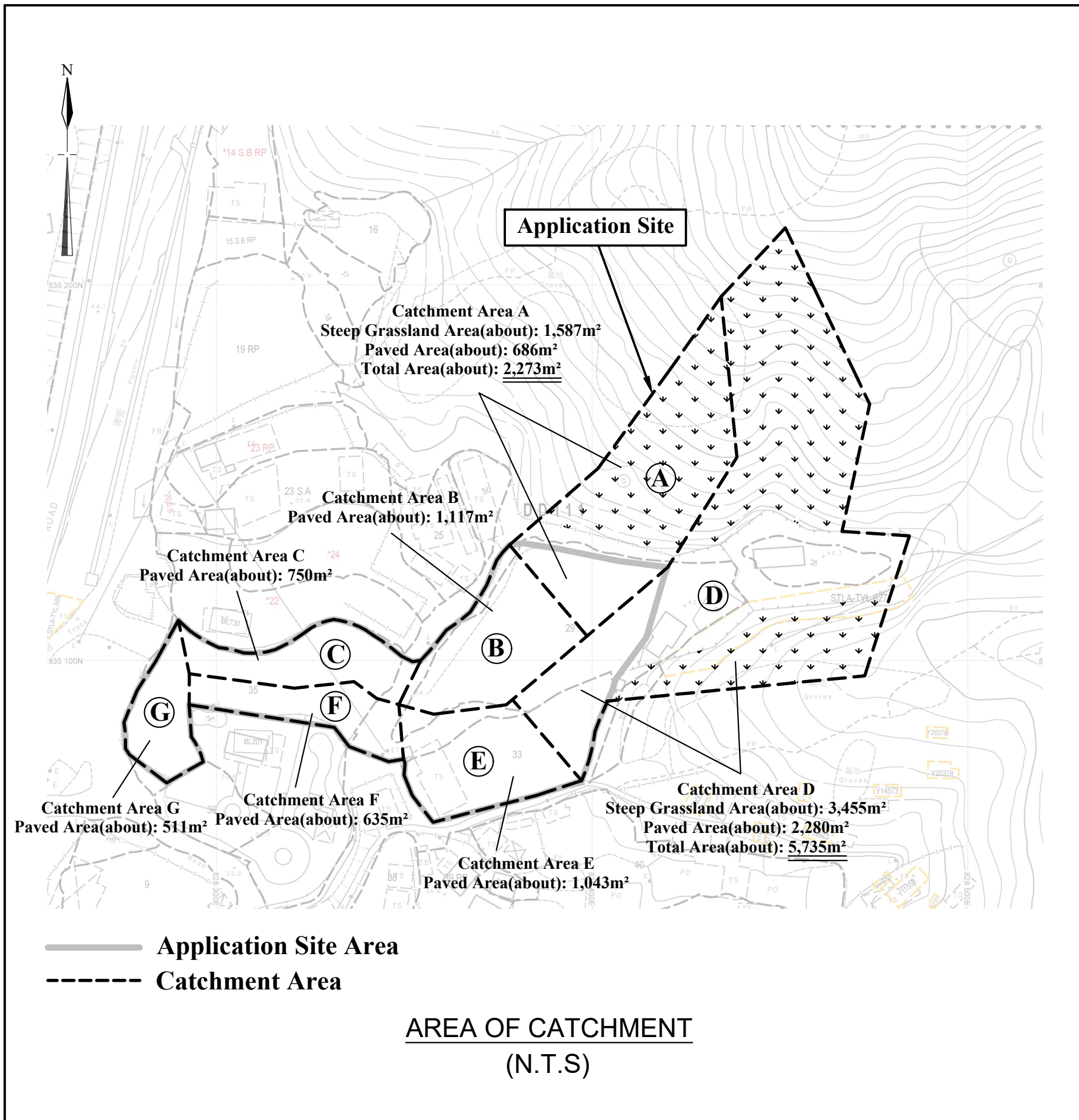
by email only

Comments from Drainage Services Department dated 20.1.2026

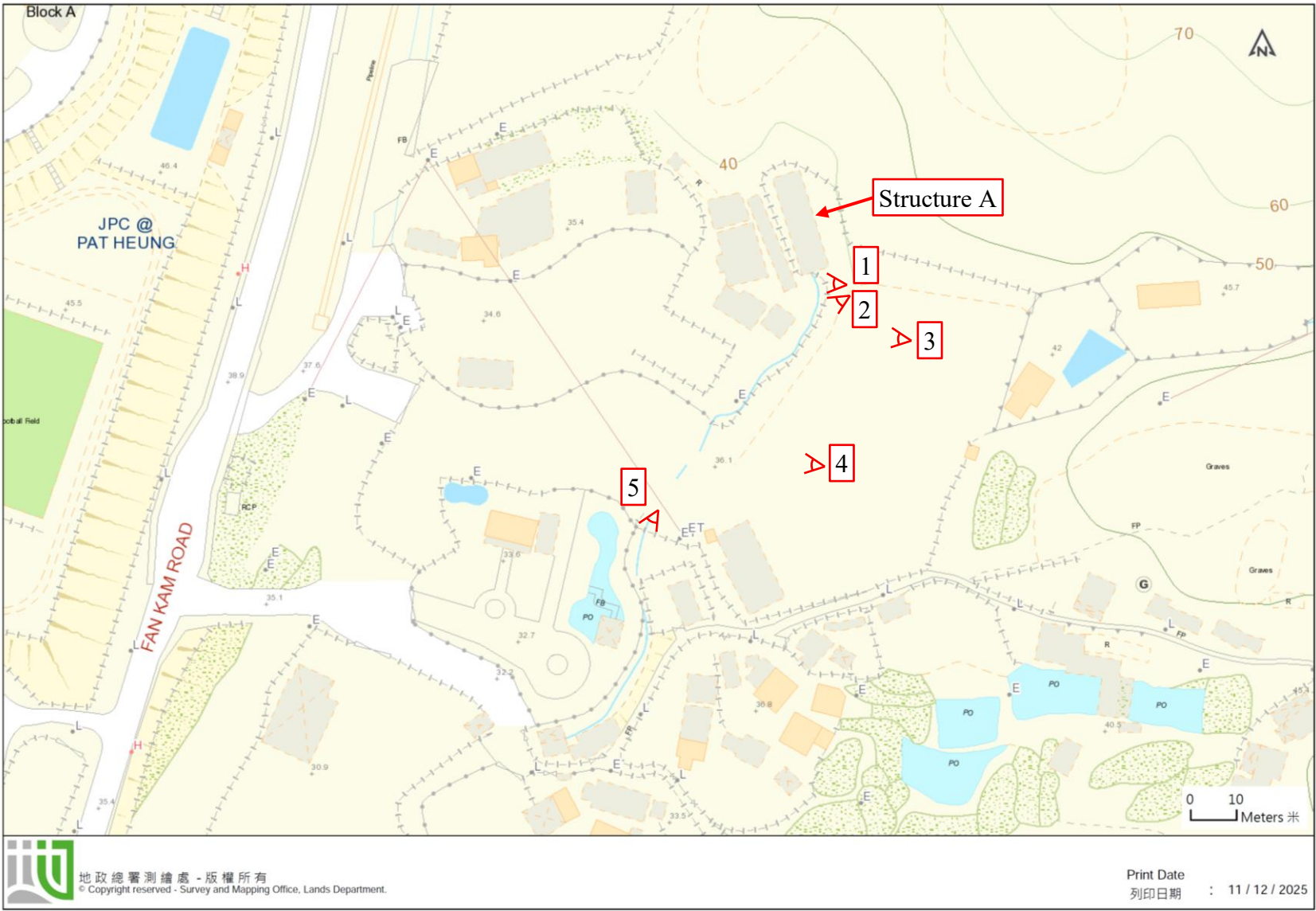
Contact person: Mr. TSE Chi Wai ([REDACTED])

	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.



Map A



Viewpoint 1

Site visit reveals that there is no streamcourse running from the door of the structure as indicated in Map A.



Viewpoint 2

There is no sign of any streamcourse in the location indicated on map. The concrete pavement is a local track.



Viewpoint 3



There is no sign of any streamcourse in the location indicated on map. The concrete pavement is a local track.

Viewpoint 4

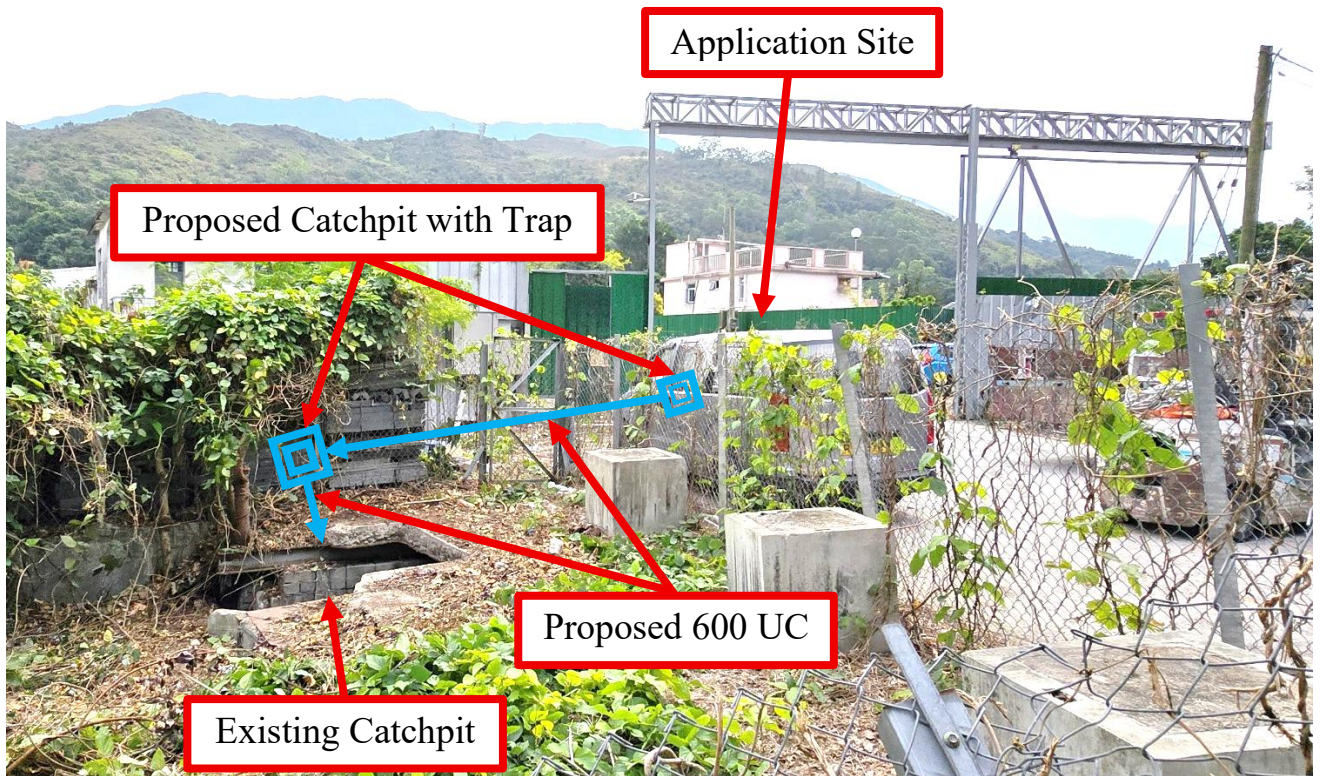


There is no sign of any streamcourse in the location indicated on map. The concrete pavement is a local track.

Viewpoint 5



Viewpoint 6



Viewpoint 7



1 For Catchment Area A			Ref.
Area, A	=	2273 m ²	SDM 7.5.2 (d)
Average slope, H	=	47.5 m per 100m	
Distance on the line of natural flow, L	=	77 m	
Time of concentration, t _c	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (77) / (47.5 ^{0.2} *2273 ^{0.1}) = 2.4 min	
2 For Proposed UC in Catchment Area A			SDM 8.2.1
	From	To	
Ground level (mPD)	38.70	38.60	
Invert level (mPD)	37.30	36.81	
Width of u-channel, w	=	600 mm	
Length of u-channel, L _c	=	39.2 m	
Depth of vertical part of u-channel, d	=	1490 mm	
Gradient of u-channel, S _f	=	(37.3-36.81)/39.2 = 0.0125	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 300 ² + 600 x 1490 = 1.035 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 300 + 2 x 1490 = 3.922 m	
Hydraulic radius, R	=	a / p = 0.264 m	
3 Use Manning Equation for estimating velocity of stormwater			SDM Table 13 SDM Table 12
Take n	=	0.016 for concrete lined channels:-	
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} / n = (0.264) ^{1/6} x (0.264 x 0.012) ^{1/2} / 0.016 = 2.88 m/s	
Time of flow, t _f	=	0.2 min	
4 Use "Rational Method" for calculation of design flow			SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a SDM 7.5.2 (b) SDM 7.5.2 (a) Corrigendum 1/2022
Design intensity, i	=	a / (t _c + t _f + b) ^c = 505.5 / (2.4+0.2+3.29) ^{0.355} for return period T = 50 years = 269	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Steep Grassland (heavy soil)	0.35	1587.0	
Concrete Paving	0.95	686.0	
		SUM = 1207.2	
Upstream flow, Q _u	=	0 m ³ /s	
Design flow, Q _d	=	1.16 x 0.278i Σ C _f A _f + Q _u where A _f is in km ² = 1.16 x 0.278 x 269 x 1207.15 / 1000000 + 0 = 0.105 m ³ /s	
Allowable flow, Q _a	=	a x v = 1.035 x 2.88 = 2.977 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.
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1 For Catchment Area B			Ref.
Area, A	=	1117 m ²	
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	22.5 m	
Time of concentration, t _o	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (22.5) / (0.1 ^{0.2} *1117 ^{0.1}) = 2.6 min	
SDM 7.5.2 (d)			
2 For Proposed UC in Catchment Area B			
	From	To	
Ground level (mPD)	38.60	38.20	
Invert level (mPD)	36.81	36.29	
Width of u-channel, w	=	600 mm	
Length of u-channel, L _c	=	41.5 m	
Depth of vertical part of u-channel, d	=	1610 mm	
Gradient of u-channel, S _f	=	(36.81-36.29)/41.5 = 0.0125	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 300 ² + 600 x 1610 = 1.107 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 300 + 2 x 1610 = 4.162 m	
Hydraulic radius, R	=	a / p = 0.266 m	
SDM 8.2.1			
3 Use Manning Equation for estimating velocity of stormwater			
Take n	=	0.016 for concrete lined channels:-	
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} /n = (0.266) ^{1/6} x (0.266 x 0.013) ^{1/2} / 0.016 = 2.89 m/s	
Time of flow, t _f	=	0.2 min	
SDM Table 13 SDM Table 12			
4 Use "Rational Method" for calculation of design flow			
Design intensity, i	=	a / (t _o + t _f +b) ^c = 505.5 / (2.6+0.2+3.29) ^{0.355} for return period T = 50 years = 266	
SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a			
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Flat Glassland(heavy soil)	0.25	0.0	
Concrete Paving	0.95	1117.0	
		C x A	
		0.0	
		1061.2	
		SUM = 1061.2	
SDM 7.5.2 (b)			
Upstream flow, Q _u	=	0.105 m ³ /s	
Design flow, Q _d	=	1.16 x 0.278i Σ C _f A _f + Q _u where A _f is in km ² = 1.16 x 0.278 x 266 x 1061.15 / 1000000 + 0.10 = 0.196 m ³ /s	
Allowable flow, Q _a	=	a x v = 1.107 x 2.89 = 3.205 m ³ /s	
	>	Q _d (O.K.)	
Reference was made to Stormwater Drainage Manual (SDM) by DSD			
SDM 7.5.2 (a) Corrigendum 1/2022			

Scale: NA	Hydraulic Calculation	Goldrich Planners & Surveyors Ltd.
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Lots 29 (Part), 33 (Part) and 35 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long	
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1 For Catchment Area C			Ref.
Area, A	=	750 m ²	SDM 7.5.2 (d)
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	15 m	
Time of concentration, t _c	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (15) / (0.1 ^{0.2} *750 ^{0.1}) = 1.8 min	
2 For Proposed UC in Catchment Area C			SDM 8.2.1
	From	To	
Ground level (mPD)	38.20	35.70	
Invert level (mPD)	36.29	34.94	
Width of u-channel, w	=	600 mm	
Length of u-channel, L _c	=	67.5 m	
Depth of vertical part of u-channel, d	=	460 mm	
Gradient of u-channel, S _f	=	(36.29-34.94)/67.5 = 0.020	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 300 ² + 600 x 460 = 0.417 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 300 + 2 x 460 = 1.862 m	
Hydraulic radius, R	=	a / p = 0.224 m	
3 Use Manning Equation for estimating velocity of stormwater			SDM Table 13 SDM Table 12
Take n	=	0.016 for concrete lined channels:-	
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} / n = (0.224) ^{1/6} x (0.02 x 0.02) ^{1/2} / 0.016 = 3.26 m/s	
Time of flow, t _f	=	0.3 min	
4 Use "Rational Method" for calculation of design flow			SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a SDM 7.5.2 (b) SDM 7.5.2 (a) Corrigendum 1/2022
Design intensity, i	=	a / (t _c + t _f + b) ^c = 505.5 / (1.8+0.3+3.29) ^{0.355} for return period T = 50 years = 278	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Flat Grassland (heavy soil)	0.25	0.0	
Concrete Paving	0.95	750.0	
		SUM =	
		712.5	
Upstream flow, Q _u	=	0.196 m ³ /s	
Design flow, Q _d	=	1.16 x 0.278i Σ C _f A _f + Q _u where A _f is in km ² = 1.16 x 0.278 x 278 x 712.5 / 1000000 + 0.196 = 0.260 m ³ /s	
Allowable flow, Q _a	=	a x v = 0.417 x 3.26 = 1.361 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.
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1 For Catchment Area D			Ref.
Area, A	=	5735 m ²	SDM 7.5.2 (d)
Average slope, H	=	48.1 m per 100m	
Distance on the line of natural flow, L	=	100 m	
Time of concentration, t _o	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (100) / (48.1 ^{0.2} *5735 ^{0.1}) = 2.8 min	
2 For Proposed UC in Catchment Area D			
	From	To	
Ground level (mPD)	38.70	38.60	
Invert level (mPD)	38.10	37.72	
Width of u-channel, w	=	600 mm	SDM 8.2.1
Length of u-channel, L _c	=	56.8 m	
Depth of vertical part of u-channel, d	=	580 mm	
Gradient of u-channel, S _f	=	(38.1-37.72)/56.8 = 0.0067	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 300 ² + 600 x 580 = 0.489 m ²	SDM 8.2.1
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 300 + 2 x 580 = 2.102 m	
Hydraulic radius, R	=	a / p = 0.233 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 = (0.233) ^{1/6} x (0.233 x 0.007) ^{1/2} / 0.016 = 1.93 m/s	SDM Table 12
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 = 505.5 / (2.8+0.5+3.29) ^{0.355} for return period T = 50 years = 259	SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Steep Glassland(heavy soil)	0.35	3455.0	1209.3
Concrete Paving	0.95	2280.0	2166.0
		SUM =	3375.3
Upstream flow, Q _u	=	0 m ³ /s	
Design flow, Q _d	=	1.16 x 0.278i Σ C _f A _j + Q _u where A _j is in km ² = 1.16 x 0.278 x 259 x 3375.25 / 1000000 + 0 = 0.282 m ³ /s	SDM 7.5.2 (a) Corrigendum 1/2022
Allowable flow, Q _a	=	a x v = 0.489 x 1.93 = 0.947 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.
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1 For Catchment Area E			Ref.
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1 For Catchment Area F			Ref. <
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1 For Catchment Area G			Ref.
Area, A	=	511 m ²	SDM 7.5.2 (d)
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	10 m	
Time of concentration, t _c	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (10) / (0.1 ^{0.2} 511 ^{0.1}) = 1.2 min	
2 For Proposed UC in Catchment Area G			SDM 8.2.1
	From	To	
Ground level (mPD)	35.90	35.70	
Invert level (mPD)	35.29	34.94	
Width of u-channel, w	=	600 mm	
Length of u-channel, L _c	=	71.4 m	
Depth of vertical part of u-channel, d	=	460 mm	
Gradient of u-channel, S _f	=	(35.29-34.94)/71.4 = 0.005	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 300 ² + 600 x 460 = 0.417 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 300 + 2 x 460 = 1.862 m	
Hydraulic radius, R	=	a / p = 0.224 m	
3 Use Manning Equation for estimating velocity of stormwater			SDM Table 13 SDM Table 12
Take n	=	0.016 for concrete lined channels:-	
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} / n = (0.224) ^{1/6} x (0.224 x 0.005) ^{1/2} / 0.016 = 1.61 m/s	
Time of flow, t _f	=	0.7 min	
4 Use "Rational Method" for calculation of design flow			SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a SDM 7.5.2 (b) SDM 7.5.2 (a) Corrigendum 1/2022
Design intensity, i	=	a / (t _c + t _f + b) ^c = 505.5 / (1.2+0.7+3.29) ^{0.355} for return period T = 50 years = 280	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Flat Grassland (heavy soil)	0.25	0.0	
Concrete Paving	0.95	511.0	
		C x A	
		485.5	
		SUM = 485.5	
Upstream flow, Q _u	=	0.419 m ³ /s	
Design flow, Q _d	=	1.16 x 0.278i Σ C _f A _f + Q _u where A _f is in km ² = 1.16 x 0.278 x 280 x 485.45 / 1000000 + 0.419 = 0.463 m ³ /s	
Allowable flow, Q _a	=	a x v = 0.417 x 1.61 = 0.674 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.
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1 For connection between CP12, CP13 and 2 nos. of 1 m underground pipe			Ref. <
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