
From: Rich Gold [REDACTED]
Sent: 2026-02-04 星期三 10:21:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Planning Application No. A/YL-PH/1077 - Submission of Further Information
Attachment: A_YL-PH_1077_Lr to TPB_FI_DSD_3.2.2026.pdf

Dear Sir/Madam,

We would like to submit further information to supersede the submissions on 2.2.2026 11:07a.m. and 2.2.2026 3:14p.m.

It is noted that there are some overgrown vegetation and silting in the downstream channel outside the site (see Plan 6.3 and viewpoints 10-12). The applicant undertakes to clear these overgrown vegetation and silting.

Regards,
Alan Poon

--

[Goldrich Planners and Surveyors Ltd.](#)

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Your Ref.: A/YL-PH/1077

Our Ref.: P25025/TL26046

3 February 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.

It is noted that there are some overgrown vegetations and silting in the downstream channel outside the site (see Plan 6.3 and viewpoints 10-12). The applicant undertakes to clear these overgrown vegetation and silting.

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

Alan Poon p.p.
Francis Lau

Encl.

c.c.

DPO/FS&YLE, PlanD

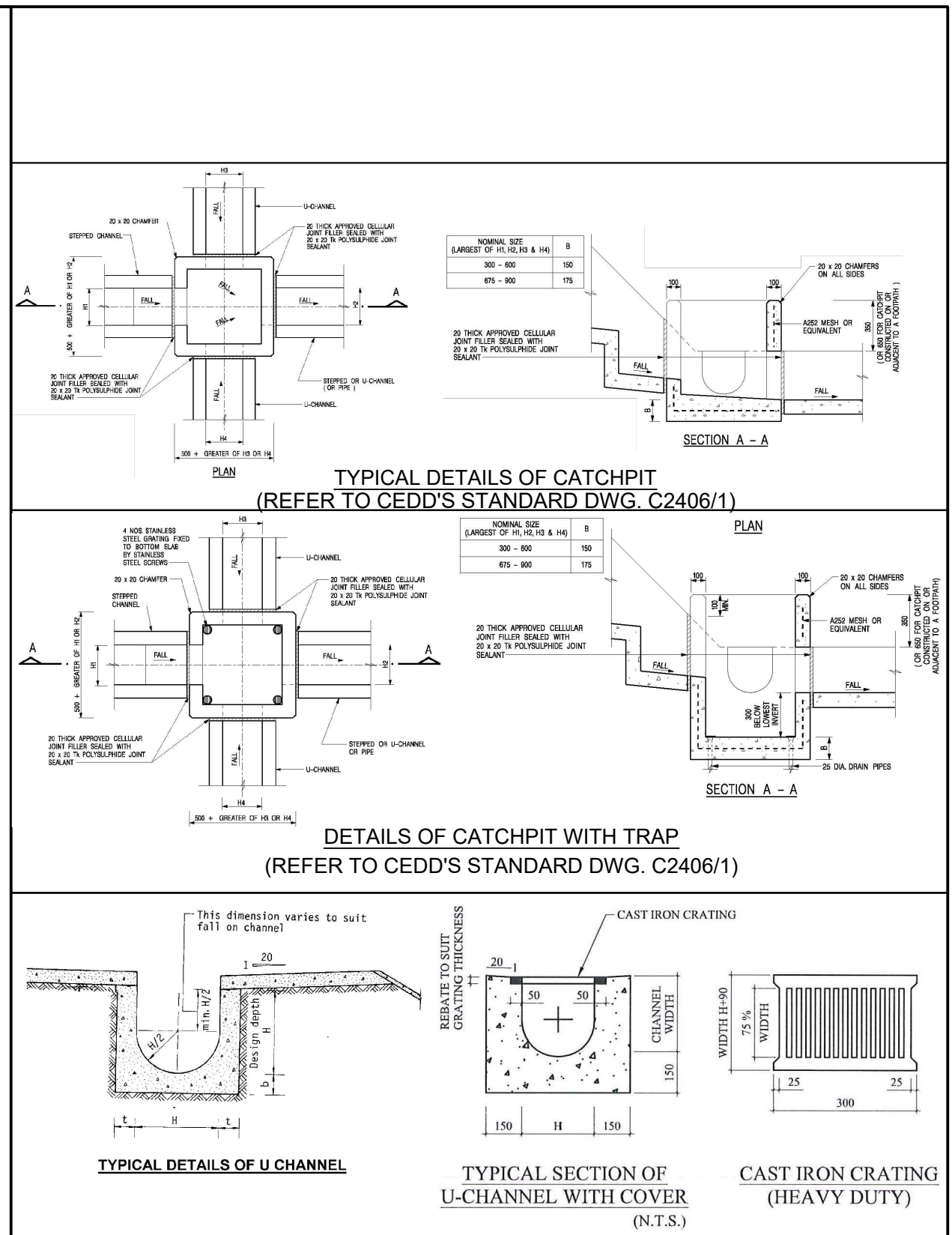
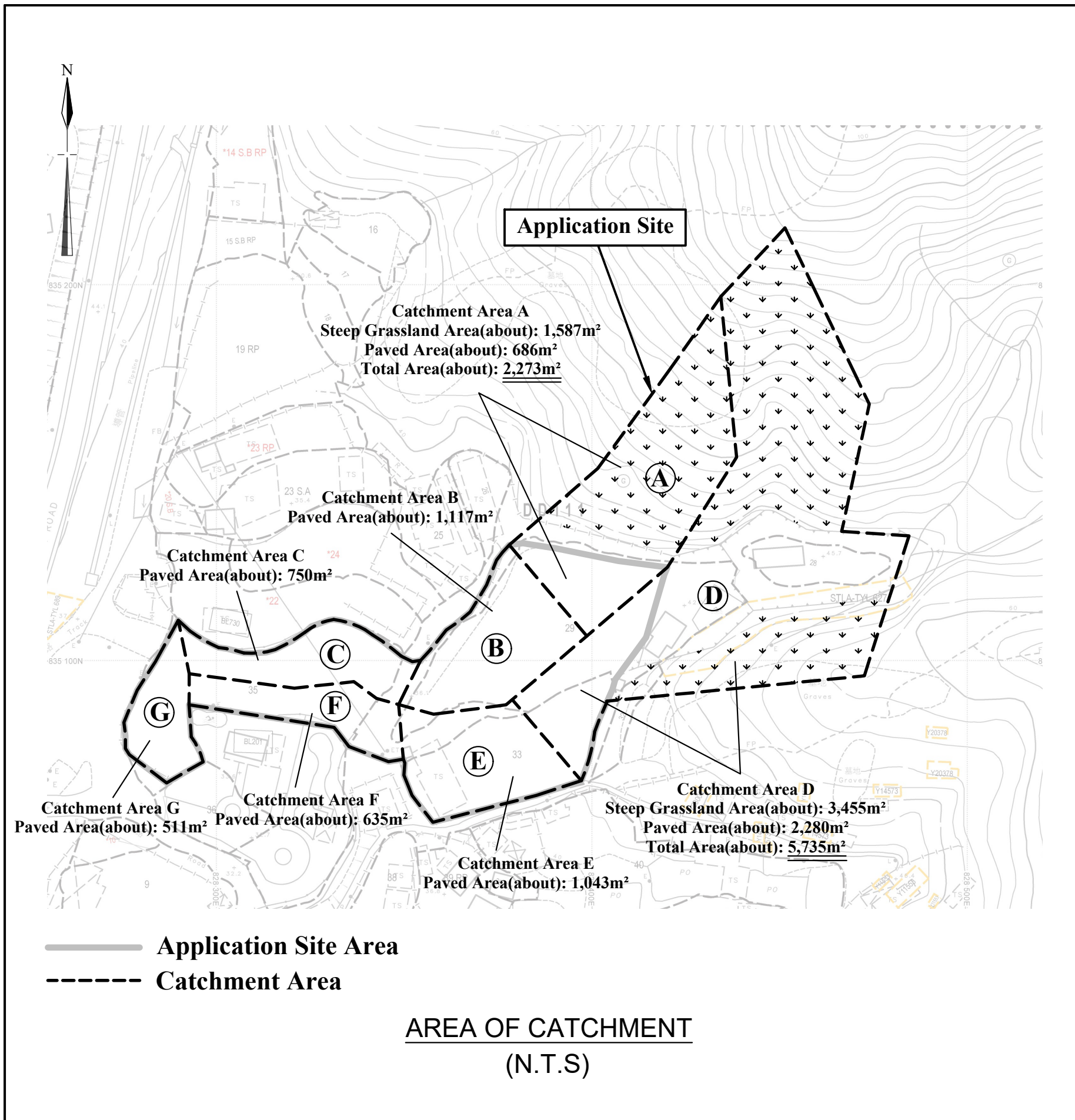
by email only

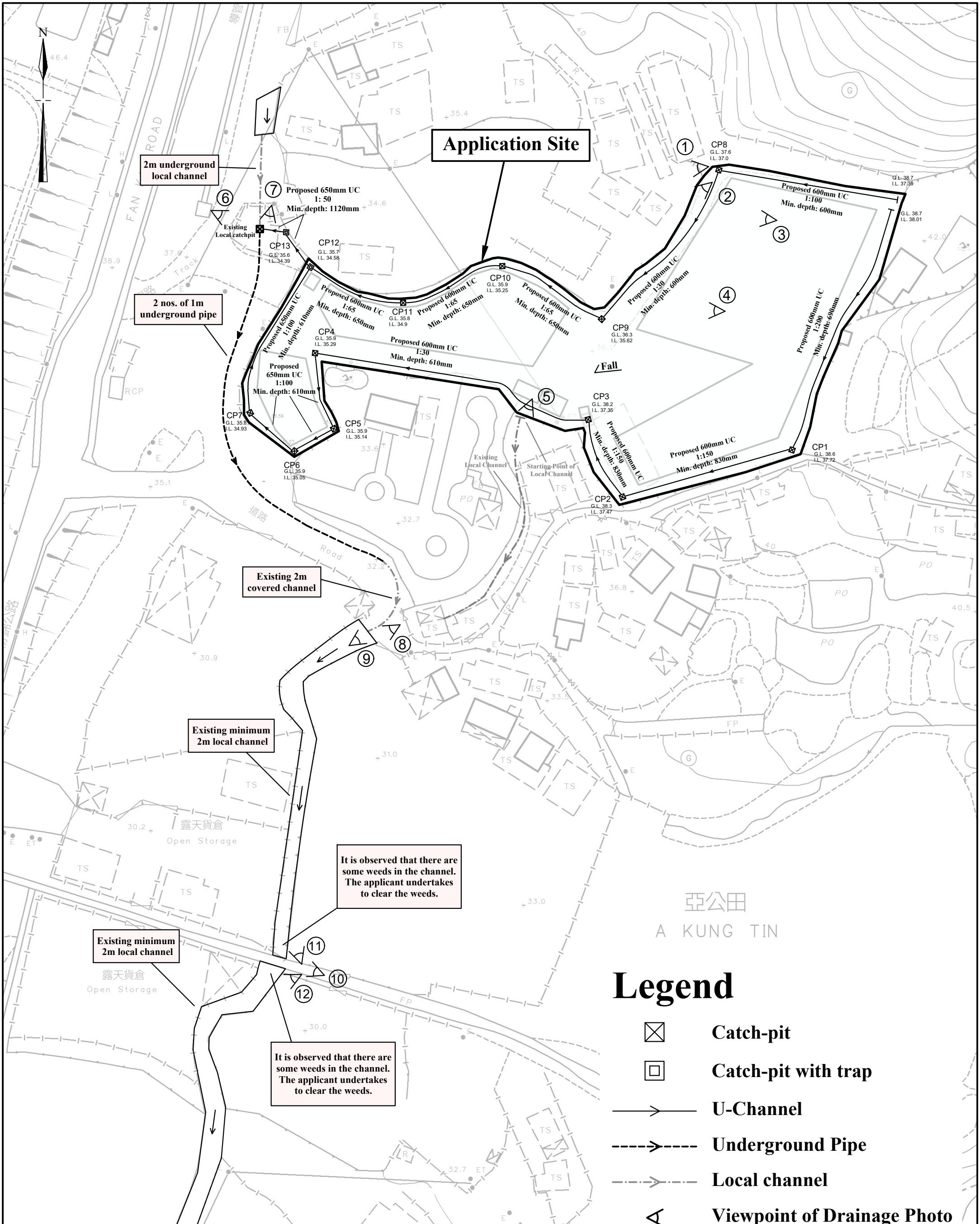
Comments from Drainage Services Department dated 30.1.2026

Contact person: [REDACTED]

	Comments	Responses																																												
i.	The hydraulic capacity of the proposed downstream facility (from CP12 to the existing underground pipe - 600mm u-channel at 1:100) should be larger than the upstream ones. (from CP11 to CP12 - 600mm u-channel at 1:50). A similar case is also happened for the proposed drainage facility from CP3 to CP4 - 600mm u-channel at 1:30. Please review the size and gradient of the proposed drainage facility at downstream.	<p>The u-channels after CP4 are upgraded to 650mm u-channels. The hydraulic capacity of the proposed downstream facility is larger than the upstream. The hydraulic capacity is as follows:</p> <table><tr><th>Section of U-channel</th><th>Specification of U-channel</th><th>Capacity</th><th>Capacity larger than Upstream?</th></tr><tr><td>Before CP1</td><td>600mm UC 1:200 min. depth: 690mm</td><td>0.820 m³/s</td><td>Yes</td></tr><tr><td>CP1-CP3</td><td>600mm UC 1:150 min. depth: 830mm</td><td>0.907 m³/s</td><td>Yes</td></tr><tr><td>CP3-CP4</td><td>600mm UC 1:30 min. depth: 610mm</td><td>1.318 m³/s</td><td>Yes</td></tr><tr><td>CP4-CP12</td><td>650mm UC 1:100 min. depth: 610mm</td><td>1.740 m³/s</td><td>Yes</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td>Before CP8</td><td>600mm UC 1:100 min. depth: 600mm</td><td>0.704 m³/s</td><td>Yes</td></tr><tr><td>CP8-CP9</td><td>600mm UC 1:30 min. depth: 600mm</td><td>1.529 m³/s</td><td>Yes</td></tr><tr><td>CP9-CP12</td><td>600mm UC 1:65 min. depth: 650mm</td><td>1.925 m³/s</td><td>Yes</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td>After CP12</td><td>650mm UC 1:50 min. depth: 1120mm</td><td>2.973 m³/s</td><td>Yes</td></tr></table>	Section of U-channel	Specification of U-channel	Capacity	Capacity larger than Upstream?	Before CP1	600mm UC 1:200 min. depth: 690mm	0.820 m ³ /s	Yes	CP1-CP3	600mm UC 1:150 min. depth: 830mm	0.907 m ³ /s	Yes	CP3-CP4	600mm UC 1:30 min. depth: 610mm	1.318 m ³ /s	Yes	CP4-CP12	650mm UC 1:100 min. depth: 610mm	1.740 m ³ /s	Yes					Before CP8	600mm UC 1:100 min. depth: 600mm	0.704 m ³ /s	Yes	CP8-CP9	600mm UC 1:30 min. depth: 600mm	1.529 m ³ /s	Yes	CP9-CP12	600mm UC 1:65 min. depth: 650mm	1.925 m ³ /s	Yes					After CP12	650mm UC 1:50 min. depth: 1120mm	2.973 m ³ /s	Yes
Section of U-channel	Specification of U-channel	Capacity	Capacity larger than Upstream?																																											
Before CP1	600mm UC 1:200 min. depth: 690mm	0.820 m ³ /s	Yes																																											
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CP9-CP12	600mm UC 1:65 min. depth: 650mm	1.925 m ³ /s	Yes																																											
After CP12	650mm UC 1:50 min. depth: 1120mm	2.973 m ³ /s	Yes																																											

	Comments	Responses
		Please refer to Hydraulic Calculation Page 1 to Page 8 for reference. The hydraulic capacity of the drainage facilities is underlined.
ii.	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) for the existing underground pipe and provide site photos to demonstrate its presence and existing condition at downstream.	<p>Please refer to Plan 6.3 showing the viewpoints of photographs and attached drainage photographs.</p> <p>It is observed that there are some weeds in the channel downstream (Viewpoints 11 and 12). The applicant undertakes to clear the weeds.</p>
iii.	The development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
iv.	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.





Site Area (about) : 5,285m²

1:750(A3)

February 2026

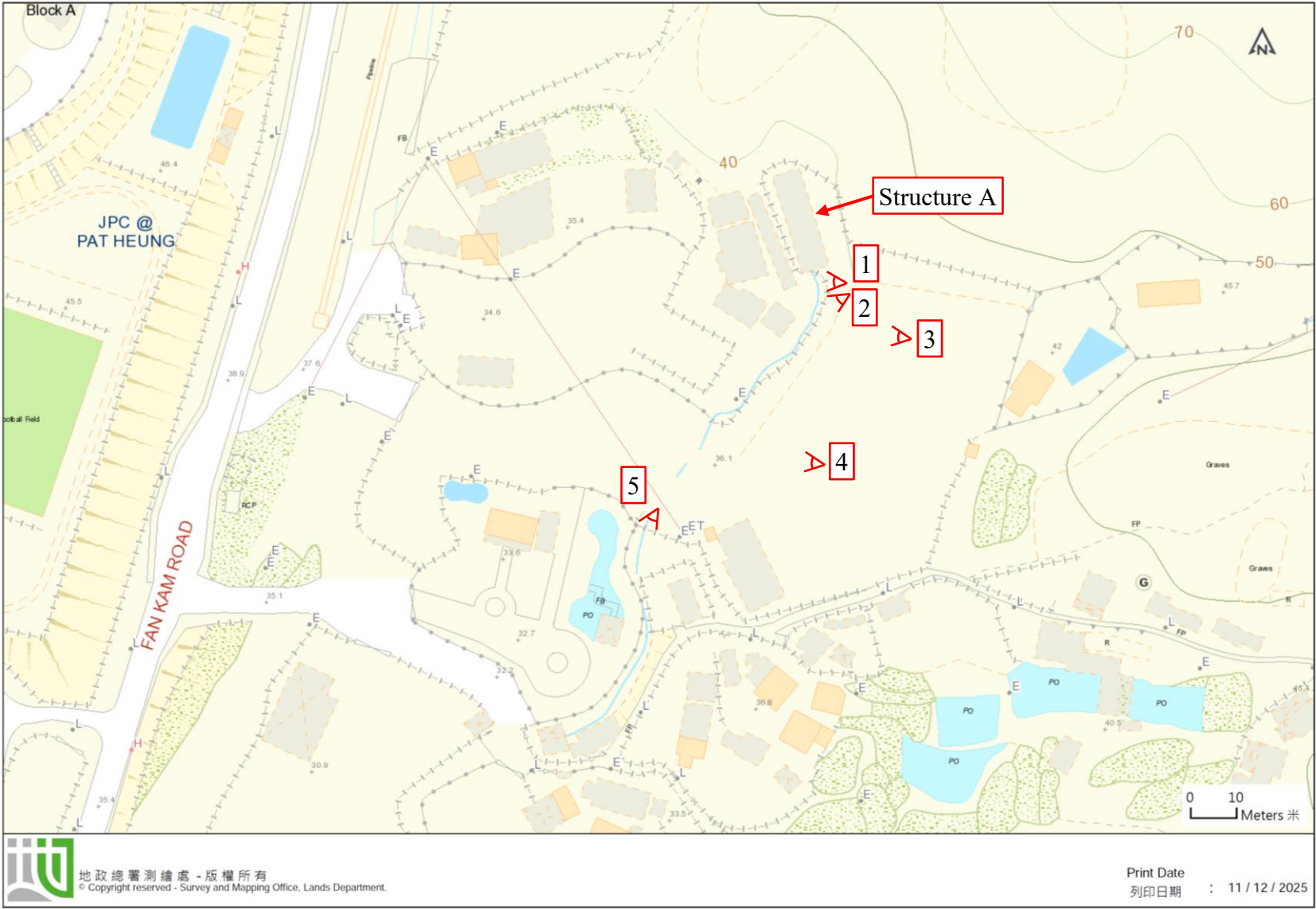
Drainage Proposal

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

Goldrich Planners &
Surveyors Ltd.

Plan 6.3
(P 25025)

Map A



Viewpoint 1



Viewpoint 2



Viewpoint 3



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

Viewpoint 4

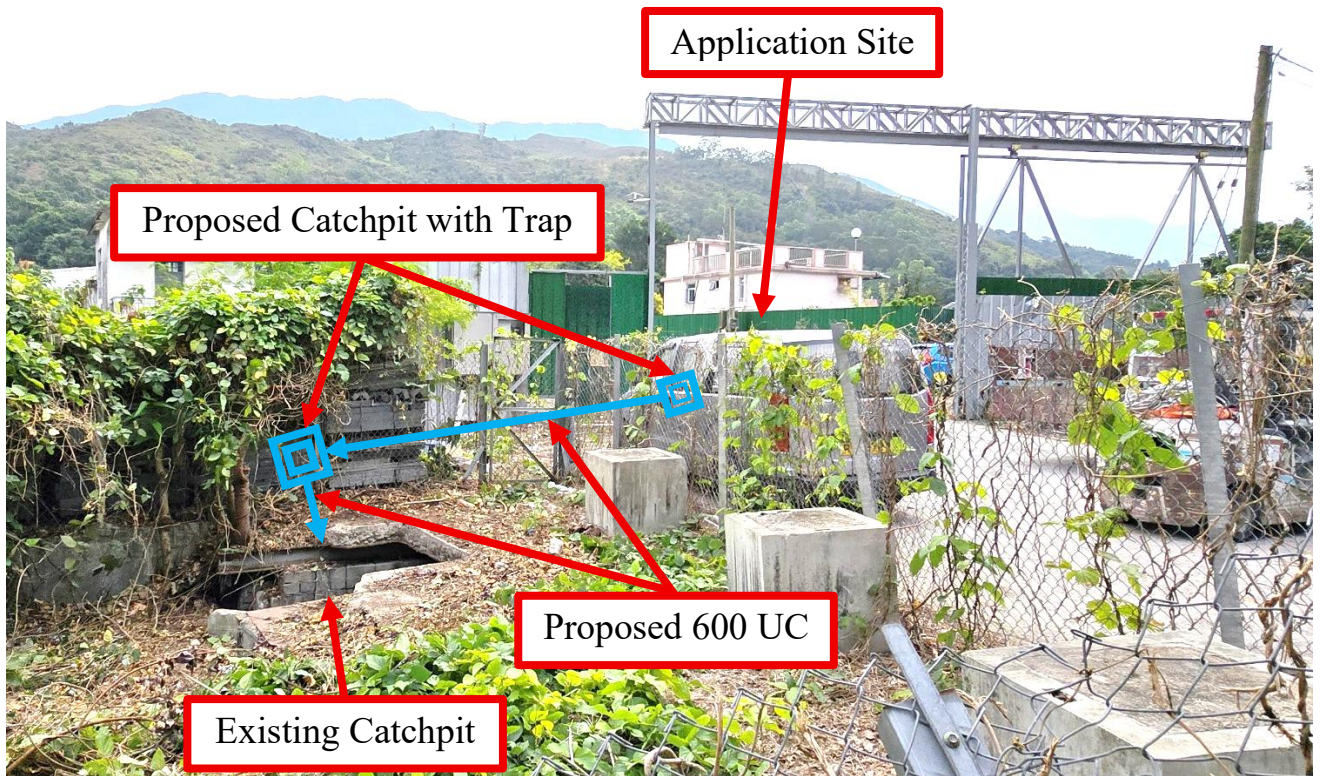


There is no sign of any streamcourse in the location indicated on map. The concrete pavement is a local track.

Viewpoint 5



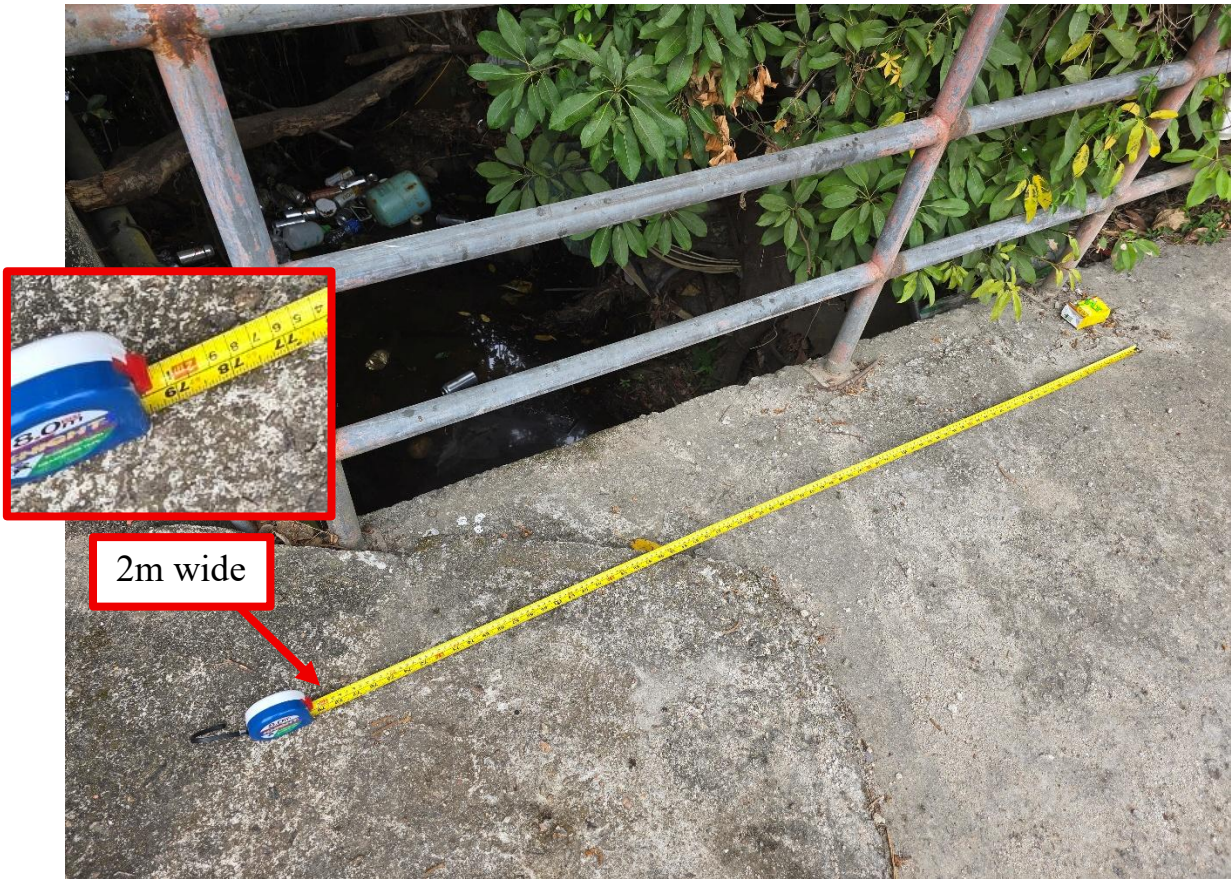
Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11



Viewpoint 12



Ref.

$$\begin{aligned} \text{Time of concentration, } t_o &= 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (77) / (47.5^{0.2} \cdot 2273^{0.1}) \\ &= 2.4 \text{ min} \end{aligned}$$

SDM 7.5.2 (d)

SDM 8.2.1

Width of u-channel, w = 600 mm
 Length of u-channel, L_c = 39.2 m
 Cal part of u-channel, d = 300 mm
 Gradient of u-channel, S_f = $(37.39-37)/39.2 = 0.010$

Cross-Section Area, a	=	$0.5 \pi r^2 + w d$	=	$0.5 \times 3.14 \times 300^2 + 600 \times 300$
	=	0.321 m^2		
Wetted Perimeter, p	=	$\pi r + 2 d$	=	$3.14 \times 300 + 2 \times 300$
	=	1.542 m		
Hydraulic radius, R	=	a / p		
	=	0.208 m		

SDM Table 13
SDM Table 12

SDM 4.3.2
Corrigendum 1/2024
SDM Table 3a

SDM 7.5.2 (b)

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Steep Glassland(heavy soil)	0.35	1587.0	555.5
Concrete Paving	0.95	686.0	651.7
SUM =			1207.2

$$\begin{aligned}\text{Design flow, } Q_d &= 1.16 \times 0.278i \sum C_f A_j + Q_u \text{ where } A_j \text{ is in km}^2 \\ &= 1.16 \times 0.278 \times 268 \times 1207.15 / 1000000 + 0 \\ &= 0.104 \text{ m}^3/\text{s}\end{aligned}$$

$$\begin{aligned} \text{Allowable flow, } Q_a &= a \times v \\ &= 0.321 \times 2.19 \\ &= \underline{0.704} \text{ m}^3/\text{s} \\ &> Q_d \text{ (O.K.)} \end{aligned}$$

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

1 For Catchment Area B			Ref.
Area, A	=	1117 m ²	SDM 7.5.2 (d)
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	22.5 m	
Time of concentration, t _c	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (22.5) / (0.1 ^{0.2} *1117 ^{0.1}) = 2.6 min	
2 For Proposed UC in Catchment Area B			SDM 8.2.1
	From	To	
Ground level (mPD)	37.60	36.30	
Invert level (mPD)	37.00	35.62	
Width of u-channel, w	=	600 mm	
Length of u-channel, L _c	=	41 m	
Depth of vertical part of u-channel, d	=	380 mm	
Gradient of u-channel, S _f	=	(37-35.62)/41 = 0.0337	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 300 ² + 600 x 380 = 0.369 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 300 + 2 x 380 = 1.702 m	
Hydraulic radius, R	=	a / p = 0.217 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 = (0.217) ^{1/6} x (0.217 x 0.034) ^{1/2} / 0.016 = 4.14 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 / (2.6+0.2+3.29) ^{0.355} for return period T = 50 years = 267	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Flat Grassland (heavy soil)	0.25	0.0	
Concrete Paving	0.95	1117.0	
		C x A	
		1061.2	
		SUM = 1061.2	
Upstream flow, Q _u	=	0.104 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 267 x 1061.15 / 1000000 + 0.10 = 0.196 m ³ /s	
Allowable flow, Q _a	=	a x v = 0.369 x 4.14 = 1.529 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.
January 2026			Page 2 (P25025)

1 For Catchment Area C			Ref.
Area, A	=	750 m ²	
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	15 m	
Time of concentration, t _o	=	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			
	From	To	
Ground level (mPD)	36.30	35.70	
Invert level (mPD)	35.62	34.58	
Width of u-channel, w	=	600 mm	
Length of u-channel, L _c	=	67.5 m	
Depth of vertical part of u-channel, d	=	820 mm	
Gradient of u-channel, S _f	=	(35.62-34.58)/67.5 = 0.0154	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 300 ² + 600 x 820	
	=	0.633 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 300 + 2 x 820	
	=	2.582 m	
Hydraulic radius, R	=	a / p	
	=	0.245 m	
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 = (0.245) ^{1/6} x (0.245 x 0.015) ^{1/2} / 0.016	
	=	3.04 m/s	
Time of flow, t _f	=	0.4 min	
4 Use "Rational Method" for calculation of design flow			
Design intensity, i	=	a / (t _o + t _f +b) ^c	
	=	505.5 / (1.8+0.4+3.29) ^{0.355} for return period T = 50 years	
	=	277	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Flat Glassland(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 277 x 712.5 / 1000000 + 0.196	
	=	0.260 m ³ /s	
Allowable flow, Q _a	=	a x v	
	=	0.633 x 3.04	
	=	1.925 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.	
January 2026		Page 3 (P25025)	

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 _c	=	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			SDM 8.2.1
	From	To	
Ground level (mPD)	38.70	38.60	
Invert level (mPD)	38.01	37.72	
Width of u-channel, w	=	600 mm	
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	=	(38.01-37.72)/56.8 = 0.0050	
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	
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			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 = (0.233) ^{1/6} x (0.233 x 0.005) ^{1/2} / 0.016 = 1.68 m/s	
Time of flow, t _f	=	0.6 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 / (2.8+0.6+3.29) ^{0.355} for return period T = 50 years = 258	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Steep Grassland (heavy soil)	0.35	3455.0	
Concrete Paving	0.95	2280.0	
		C x A	
		1209.3	
		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 258 x 3375.25 / 1000000 + 0 = 0.281 m ³ /s	
Allowable flow, Q _a	=	a x v = 0.489 x 1.68 = 0.820 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.
January 2026			Page 4 (P25025)
	Lots 29 (Part), 33 (Part) and 35 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long		

1 For Catchment Area E		Ref.
Area, A	= 1043 m ²	
Average slope, H	= 0.1 m per 100m	
Distance on the line of natural flow, L	= 25 m	
Time of concentration, t _o	= 0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (25) / (0.1 ^{0.2} *1043 ^{0.1}) = 2.9 min	
SDM 7.5.2 (d)		
2 For Proposed UC in Catchment Area E		

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	34.58	
Width of u-channel, w	=	650 mm	
Length of u-channel, L _c	=	71.4 m	
Depth of vertical part of u-channel, d	=	795 mm	
Gradient of u-channel, S _f	=	(35.29-34.58)/71.4 = 0.010	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 325 ² + 650 x 795 = 0.683 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 325 + 2 x 795 = 2.611 m	
Hydraulic radius, R	=	a / p = 0.261 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 = (0.261) ^{1/6} x (0.261 x 0.01) ^{1/2} / 0.016 = 2.55 m/s	
Time of flow, t _f	=	0.5 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+0.5+3.29) ^{0.355} for return period T = 50 years = 286	
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	=	0.418 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 286 x 485.45 / 1000000 + 0.418 = 0.463 m ³ /s	
Allowable flow, Q _a	=	a x v = 0.683 x 2.55 = 1.740 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.
January 2026			Page 7 (P25025)

1 For connection between CP12, CP13 and 2 nos. of 1 m underground pipe	Ref.																
<div>Area, A = 0 m²</div> <div>Average slope, H = 0.1 m per 100m</div> <div>Distance on the line of natural flow, L = 0 m</div> <div>Time of concentration, t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (0) / (0.1^{0.2}*0^{0.1}) = 0.0 min</div>	SDM 7.5.2 (d)																
2 For Proposed UC in between CP12, CP13 and 2 nos. of 1 m underground pipe																	
<table><tr><td></td><td>From</td><td>To</td></tr><tr><td>Ground level (mPD)</td><td>35.70</td><td>35.60</td></tr><tr><td>Invert level (mPD)</td><td>34.58</td><td>34.29</td></tr></table> <div>Width of u-channel, w = 650 mm</div> <div>Length of u-channel, L_c = 14.5 m</div> <div>Depth of vertical part of u-channel, d = 985 mm</div> <div>Gradient of u-channel, S_f = (34.58-34.29)/14.5 = 0.020</div> <div>Cross-Section Area, a = 0.5 π r² + w d = 0.5 x 3.14 x 325² + 650 x 985 = 0.806 m²</div> <div>Wetted Perimeter, p = π r + 2 d = 3.14 x 325 + 2 x 985 = 2.991 m</div> <div>Hydraulic radius, R = a / p = 0.270 m</div>		From	To	Ground level (mPD)	35.70	35.60	Invert level (mPD)	34.58	34.29	SDM 8.2.1							
	From	To															
Ground level (mPD)	35.70	35.60															
Invert level (mPD)	34.58	34.29															
3 Use Manning Equation for estimating velocity of stormwater	SDM Table 13 SDM Table 12																
<div>Take n = 0.016 for concrete lined channels:-</div> <div>Allowable velocity, v = R^{1/6}x (RS_f)^{1/2}/n = (0.27)^{1/6}x (0.27 x 0.02)^{1/2} / 0.016 = 3.69 m/s</div> <div>Time of flow, t_f = 0.1 min</div>																	
4 Use "Rational Method" for calculation of design flow	SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a																
<div>Design intensity, i = a / (t_o + t_f +b)^c = 505.5 / (0+0.1+3.29)^{0.355} for return period T = 50 years = 329</div>																	
<table><tr><td>Type of surface</td><td>Runoff Coefficient C</td><td>Catchment Area A (m²)</td><td>C x A</td></tr><tr><td>Flat Glassland(heavy soil)</td><td>0.25</td><td>0.0</td><td>0.0</td></tr><tr><td>Concrete Paving</td><td>0.95</td><td>0.0</td><td>0.0</td></tr><tr><td colspan="3">SUM =</td><td>0.0</td></tr></table> <div>Upstream flow, Q_u = 0.723 m³/s</div> <div>Design flow, Q_d = 1.16 x 0.278i Σ C_fA_f + Q_u where A_f is in km² = 1.16 x 0.278 x 329 x 0 / 1000000 + 0.723 = 0.723 m³/s</div> <div>Allowable flow, Q_a = a x v = 0.806 x 3.69 = 2.973 m³/s</div> <div>> Q_d (O.K.)</div>	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) SDM 7.5.2 (a) Corrigendum 1/2022
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