
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,

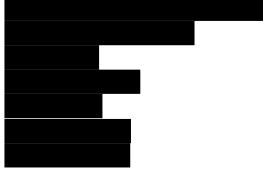
We would like to submit further information to supersede the submissions on 2.2.2026 11:07a.m. and 2.2.2026 3:14p.m.

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

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[Goldrich Planners and Surveyors Ltd.](#)



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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.

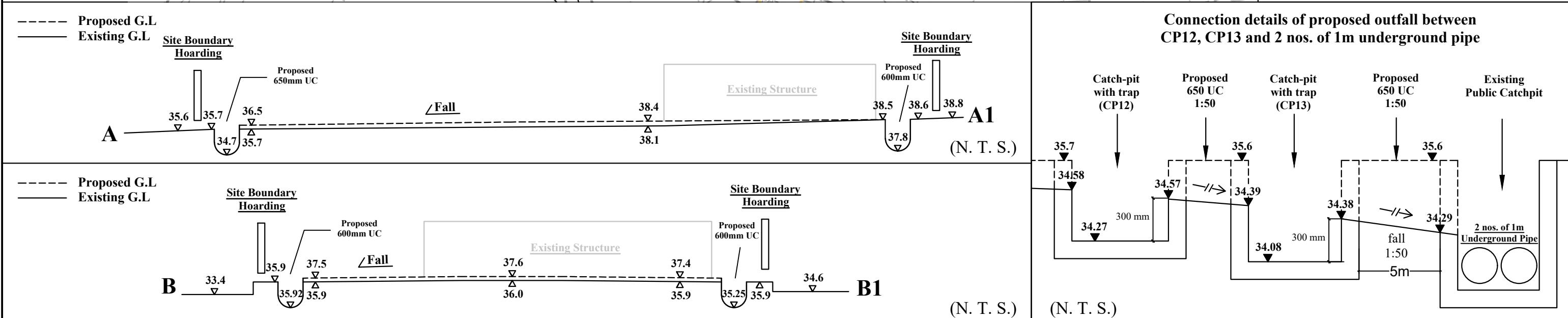
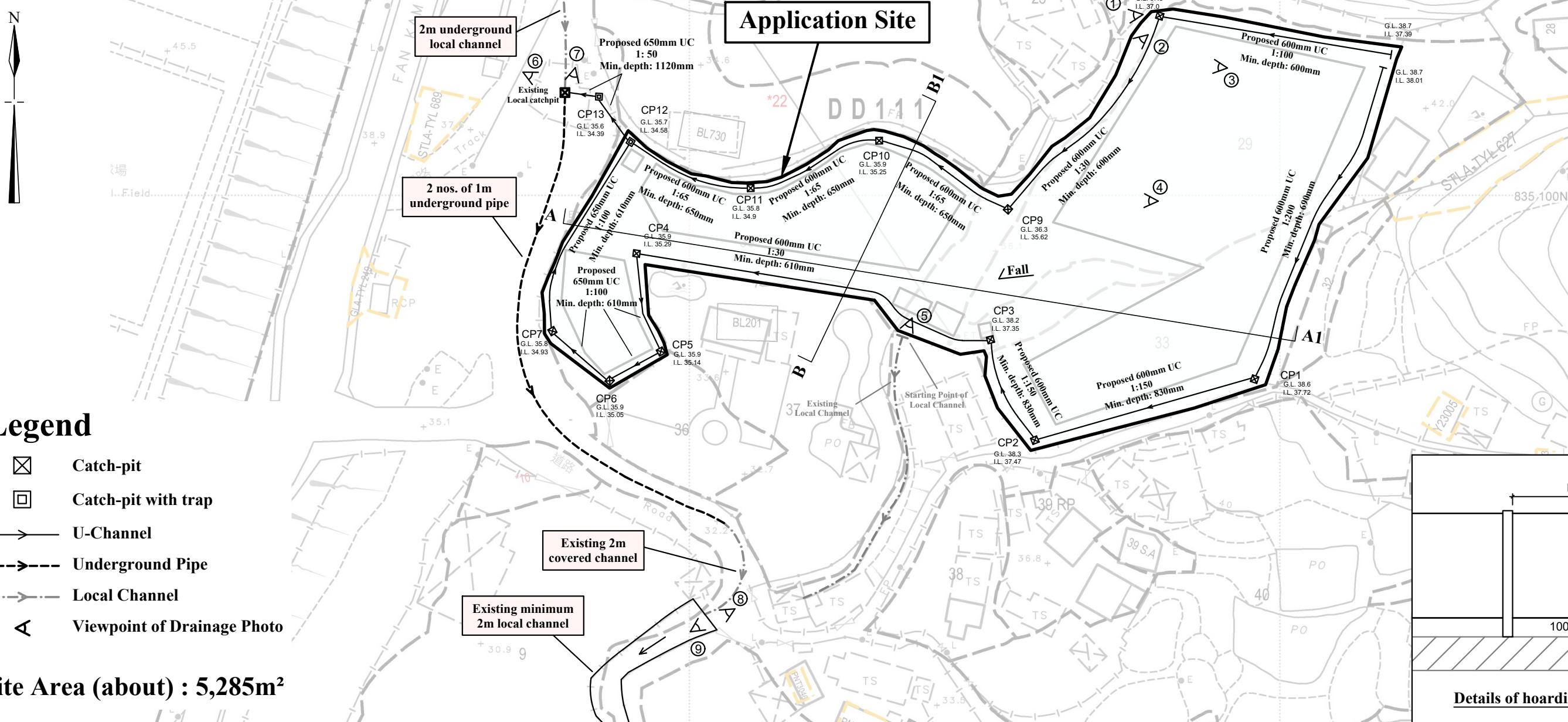
DPO/FS&YLE, PlanD [REDACTED] *by email only*

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 border="1"> <thead> <tr> <th>Section of U-channel</th> <th>Specification of U-channel</th> <th>Capacity</th> <th>Capacity larger than Upstream?</th> </tr> </thead> <tbody> <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>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>After CP12</td> <td>650mm UC 1:50 min. depth: 1120mm</td> <td>2.973 m³/s</td> <td>Yes</td> </tr> </tbody> </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
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	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.



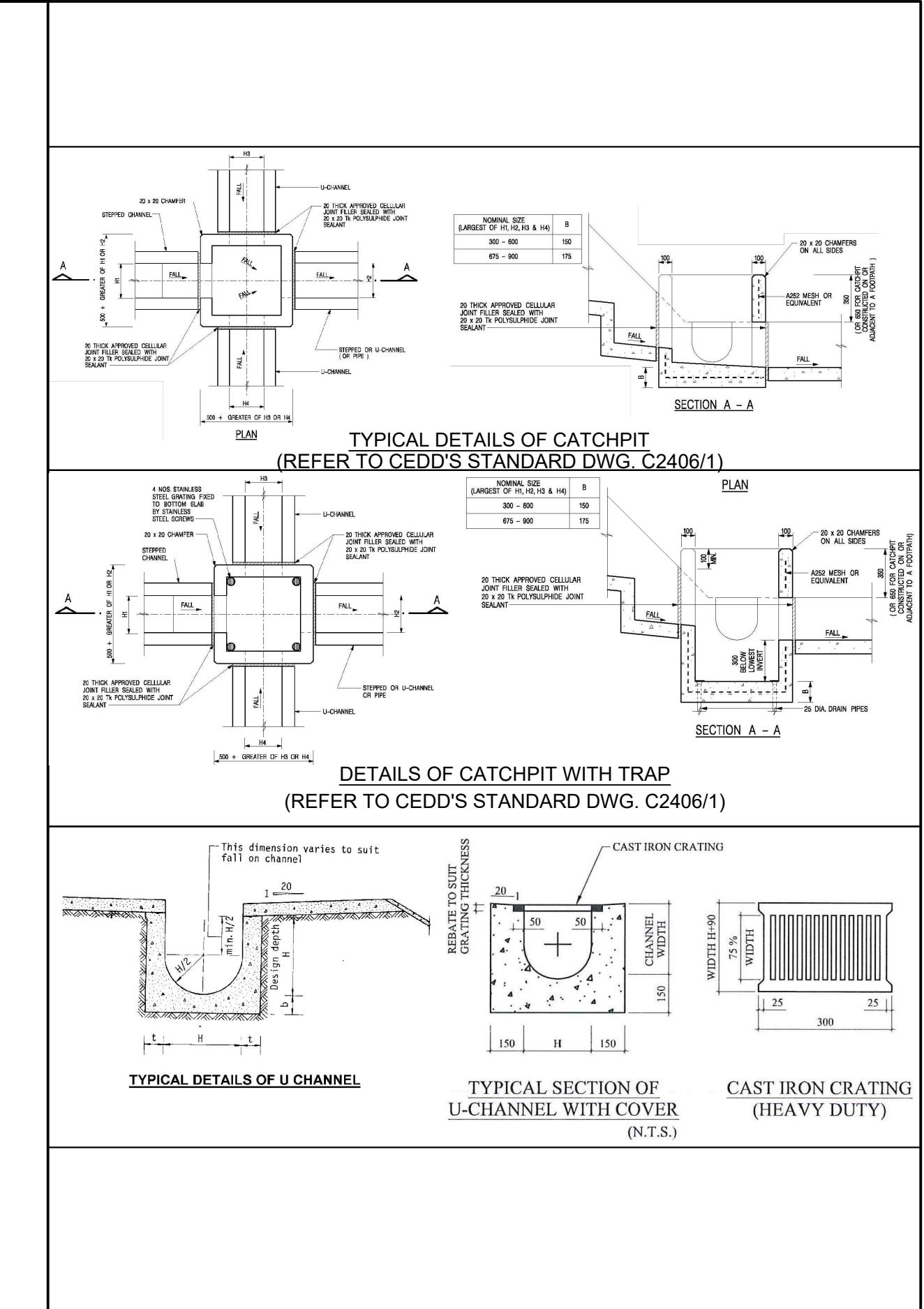
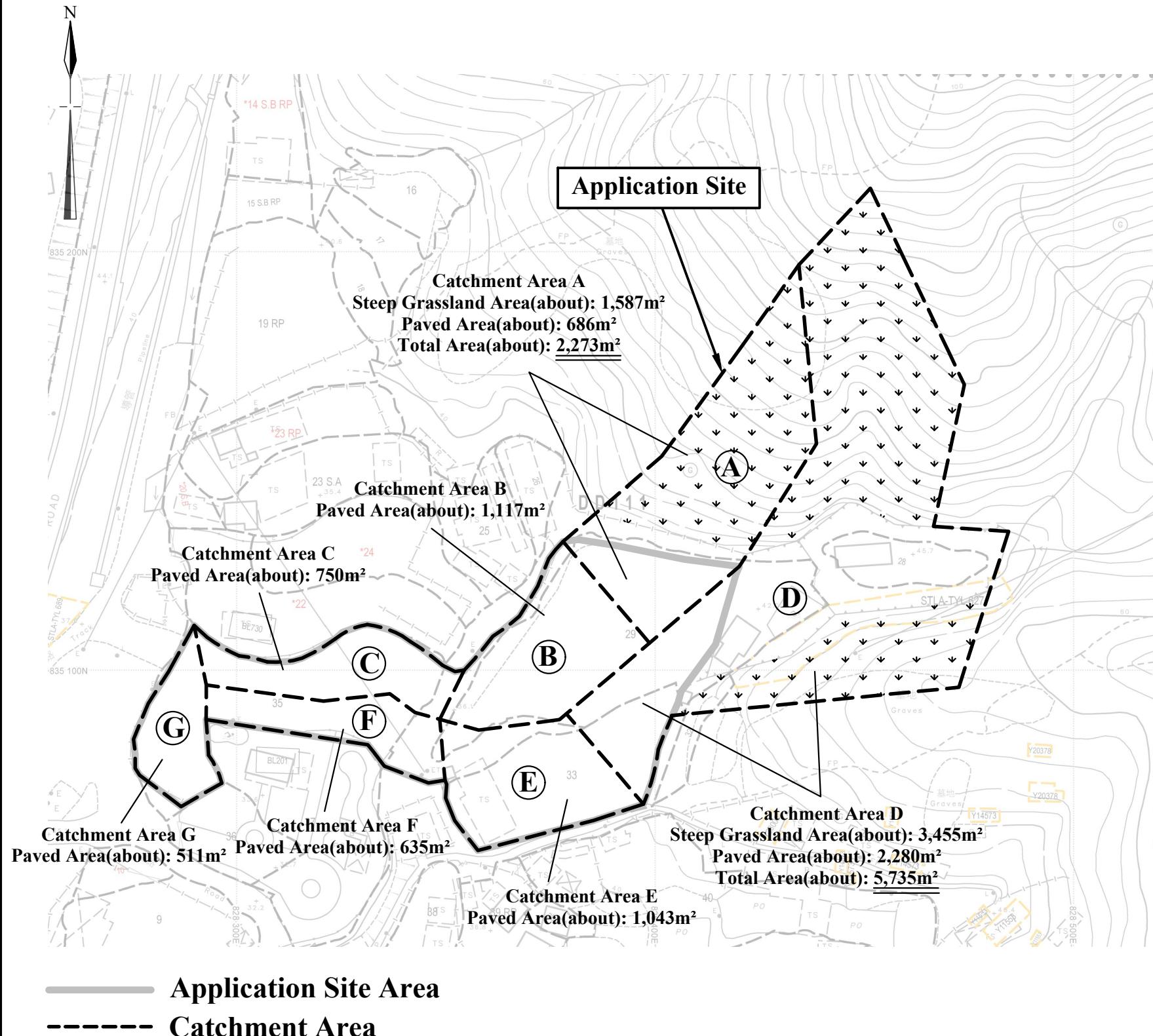
1:750

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 6.1b
(P 25025)



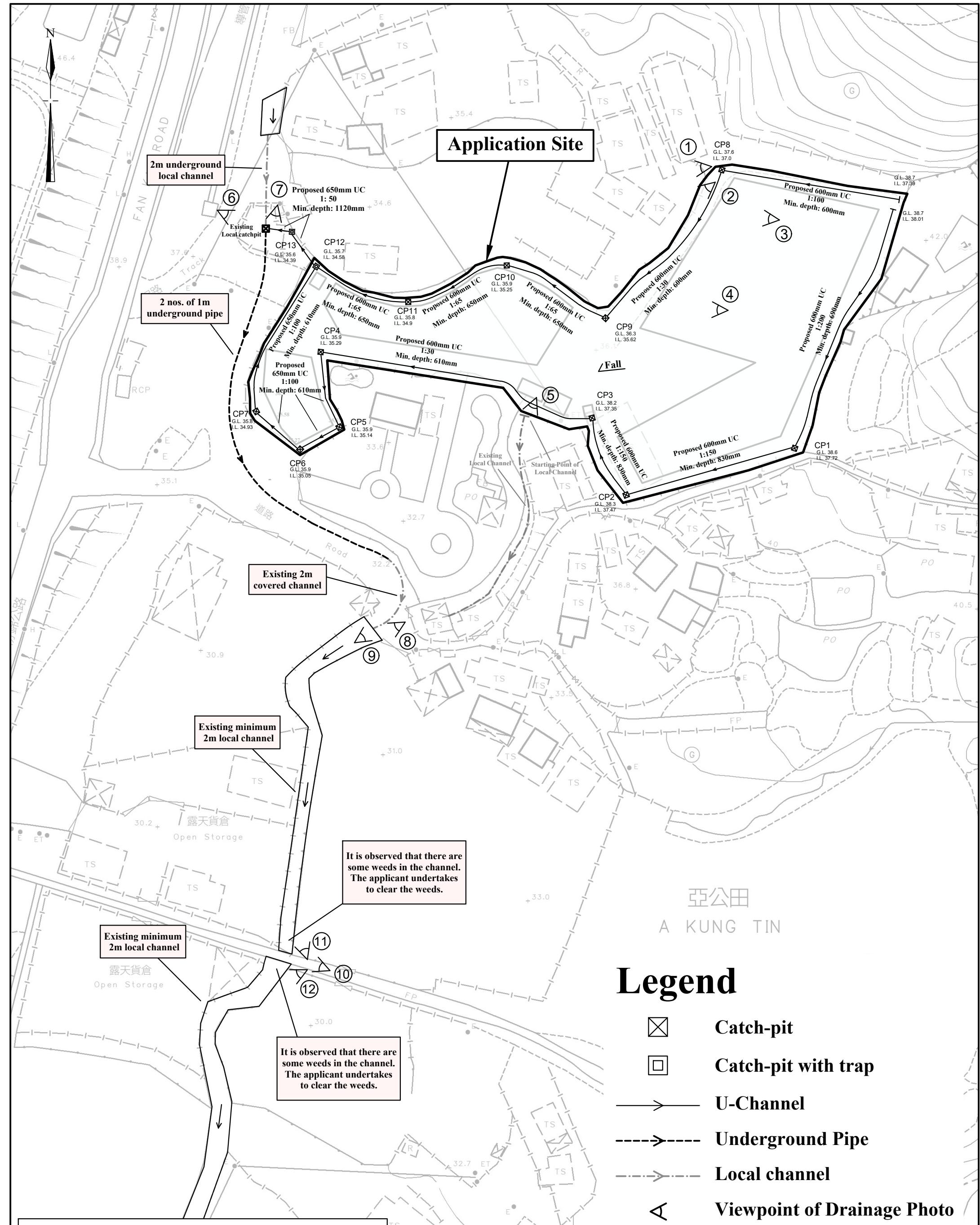
N.T.S

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)



Site Area (about) : 5,285m²

1:750(A3)

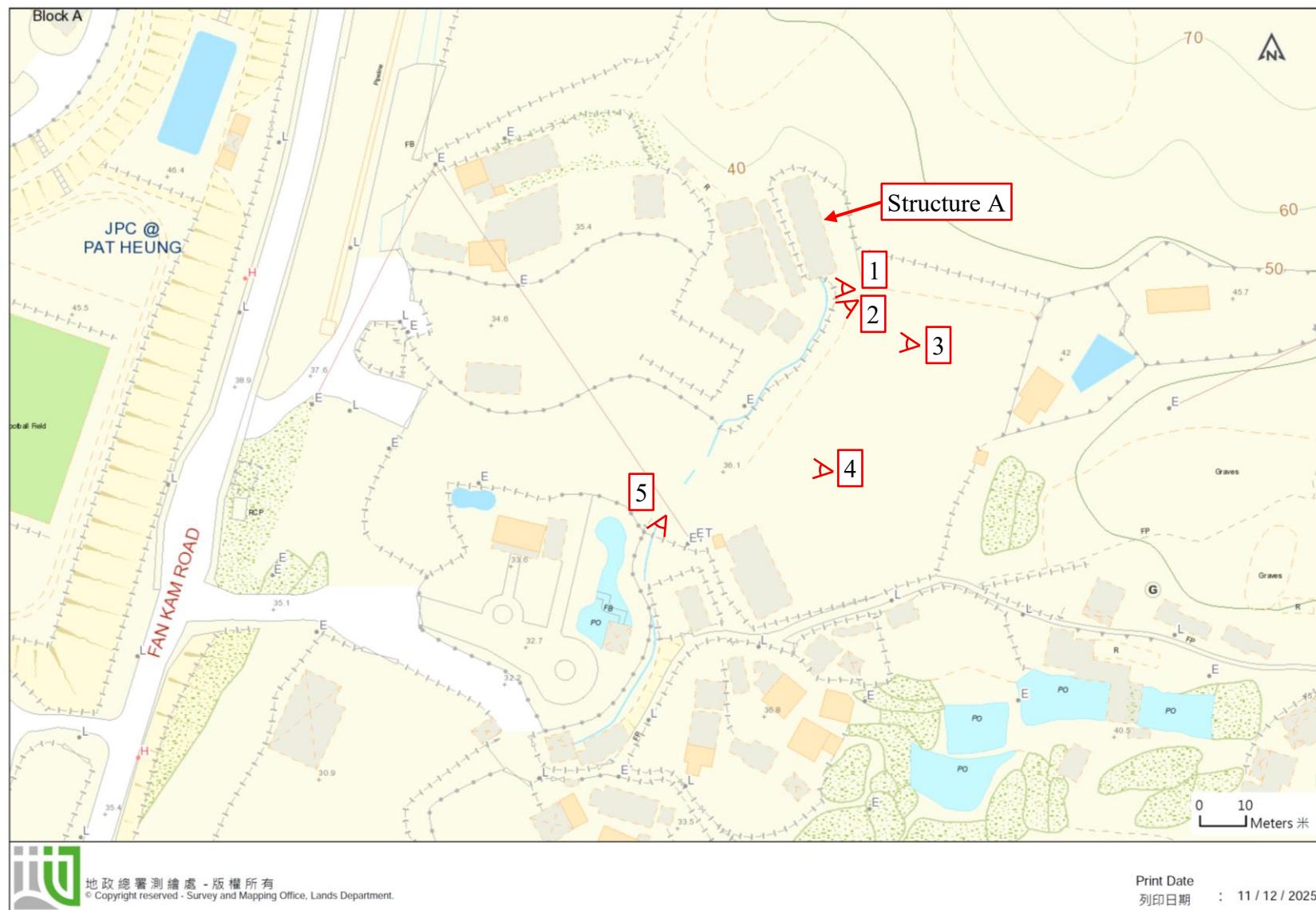
Drainage Proposal

**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)

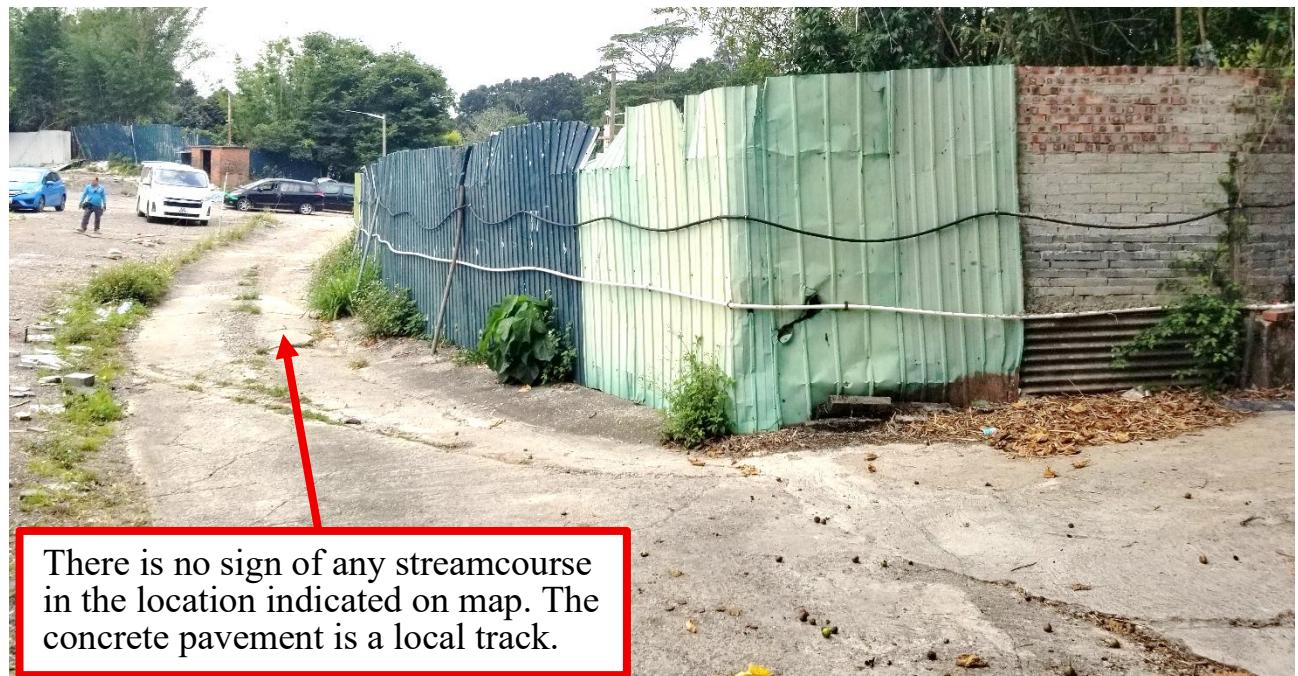
Map A



Viewpoint 1



Viewpoint 2



Viewpoint 3



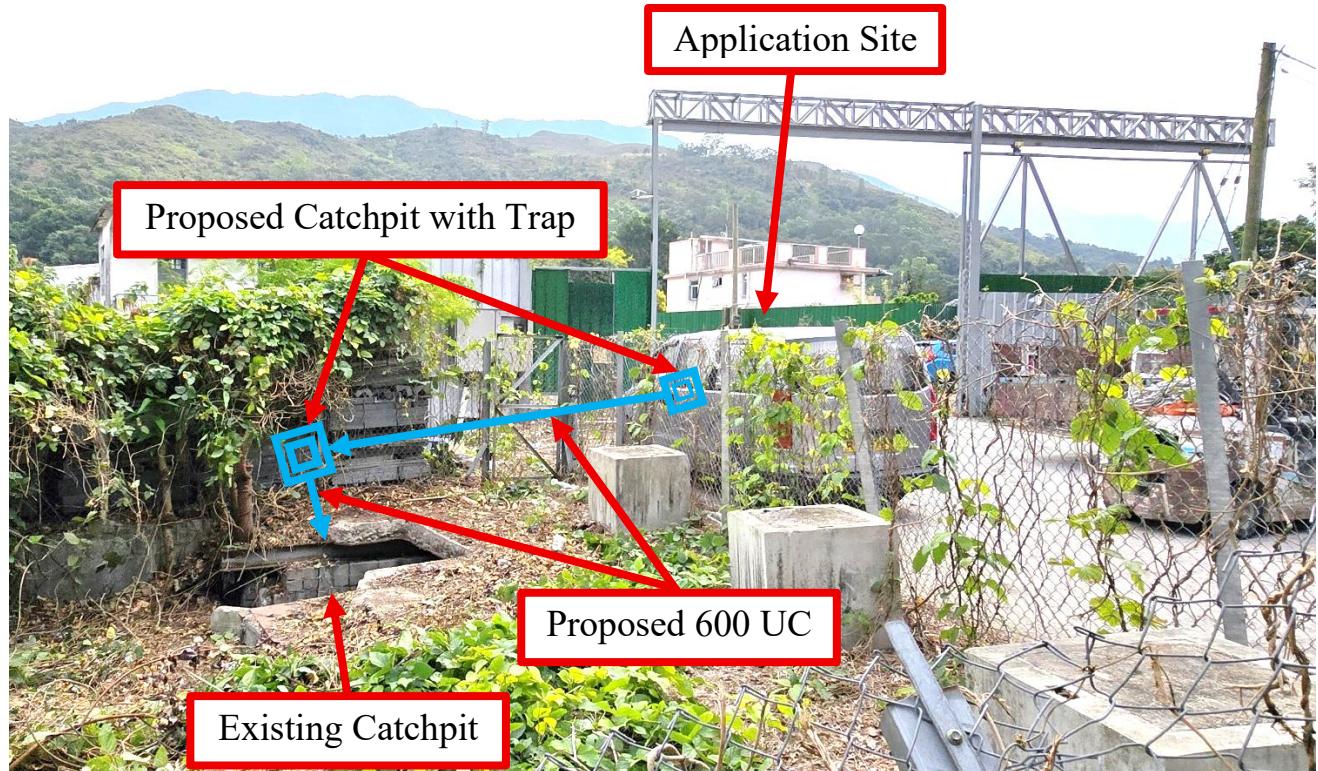
Viewpoint 4



Viewpoint 5



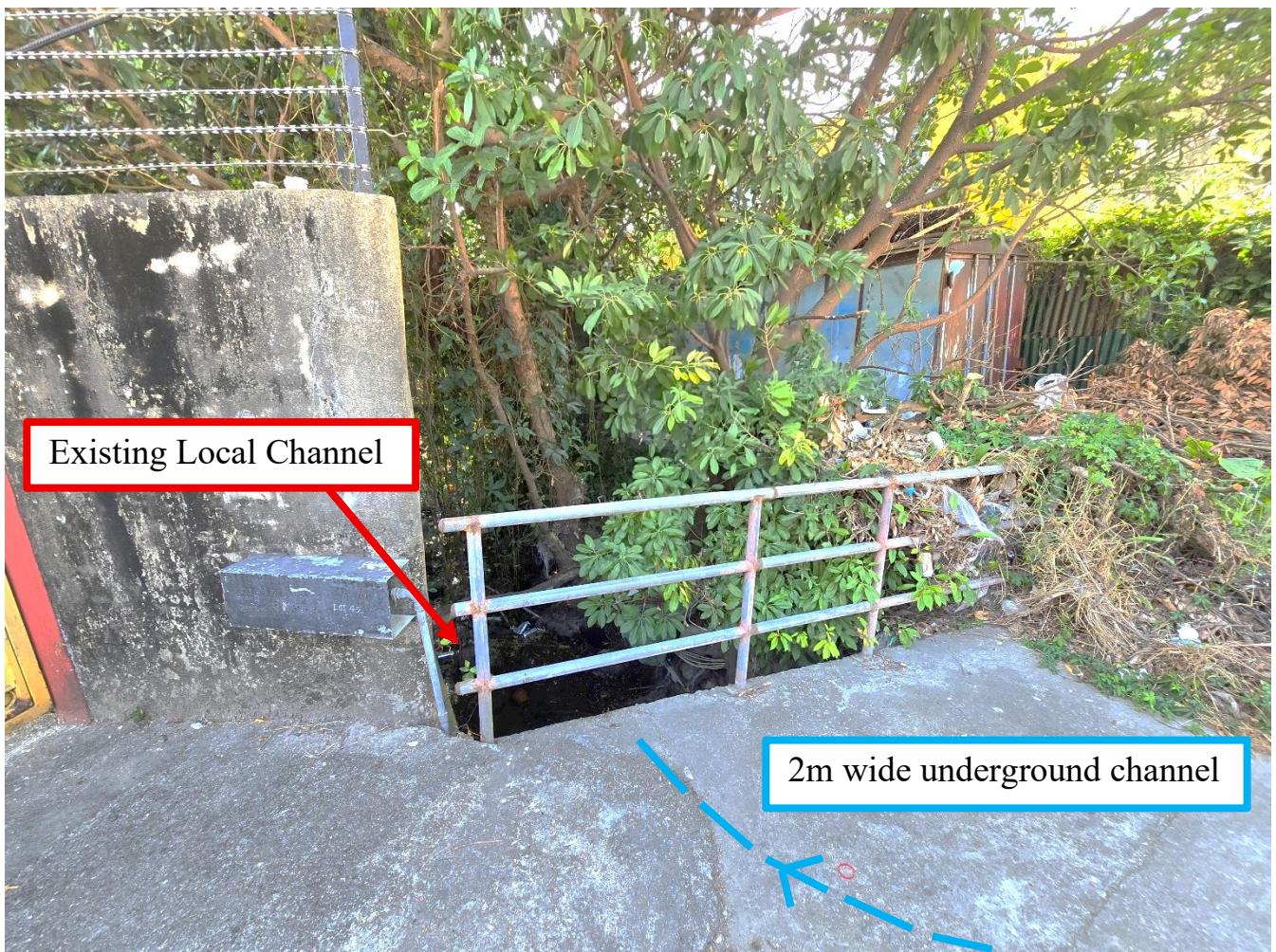
Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11



Viewpoint 12



<p>1 For Catchment Area A</p> <table> <tbody> <tr> <td>Area, A</td><td>=</td><td>2273 m²</td><td rowspan="3">Ref.</td></tr> <tr> <td>Average slope, H</td><td>=</td><td>47.5 m per 100m</td></tr> <tr> <td>Distance on the line of natural flow, L</td><td>=</td><td>77 m</td></tr> </tbody> </table> <p>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 min</p>	Area, A	=	2273 m ²	Ref.	Average slope, H	=	47.5 m per 100m	Distance on the line of natural flow, L	=	77 m	SDM 7.5.2 (d)																	
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<p>3 Use Manning Equation for estimating velocity of stormwater</p> <table> <tbody> <tr> <td>Take n</td> <td>=</td> <td>0.016</td> <td>for concrete lined channels:-</td> <td rowspan="3">SDM Table 13</td> </tr> <tr> <td>Allowable velocity, v</td> <td>=</td> <td>$R^{1/6} \times (RS_f)^{1/2} / n = (0.208)^{1/6} \times (0.208 \times 0.01)^{1/2} / 0.016$</td> <td></td> </tr> <tr> <td></td> <td>=</td> <td>2.19 m/s</td> <td></td> </tr> <tr> <td>Time of flow, t_f</td> <td>=</td> <td>0.3 min</td> <td></td> <td>SDM Table 12</td> </tr> </tbody> </table>	Take n	=	0.016	for concrete lined channels:-	SDM Table 13	Allowable velocity, v	=	$R^{1/6} \times (RS_f)^{1/2} / n = (0.208)^{1/6} \times (0.208 \times 0.01)^{1/2} / 0.016$			=	2.19 m/s		Time of flow, t_f	=	0.3 min		SDM Table 12	SDM Table 13 SDM Table 12									
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<p>Upstream flow, Q_u = 0 m³/s</p> <p>Design flow, Q_d = $1.16 \times 0.278 i \sum C_j A_j + Q_u$ where A_j is in km² = $1.16 \times 0.278 \times 268 \times 1207.15 / 1000000 + 0$ = 0.104 m³/s</p> <p>Allowable flow, Q_a = $a \times v$ = 0.321×2.19 = 0.704 m³/s > Q_d (O.K.)</p>	SDM 7.5.2 (a) Corrigendum 1/2022																											
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<p>1 For Catchment Area B</p> <table> <tbody> <tr> <td>Area, A</td> <td>=</td> <td>1117 m²</td> </tr> <tr> <td>Average slope, H</td> <td>=</td> <td>0.1 m per 100m</td> </tr> <tr> <td>Distance on the line of natural flow, L</td> <td>=</td> <td>22.5 m</td> </tr> <tr> <td>Time of concentration, t_o</td> <td>=</td> <td>$0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (22.5) / (0.1^{0.2} \cdot 1117^{0.1}) = 2.6 \text{ min}$</td> </tr> </tbody> </table> <p>2 For Proposed UC in Catchment Area B</p> <table> <thead> <tr> <th></th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td>Ground level (mPD)</td> <td>37.60</td> <td>36.30</td> </tr> <tr> <td>Invert level (mPD)</td> <td>37.00</td> <td>35.62</td> </tr> </tbody> </table> <table> <tbody> <tr> <td>Width of u-channel, w</td> <td>=</td> <td>600 mm</td> </tr> <tr> <td>Length of u-channel, L_c</td> <td>=</td> <td>41 m</td> </tr> <tr> <td>Depth of vertical part of u-channel, d</td> <td>=</td> <td>380 mm</td> </tr> <tr> <td>Gradient of u-channel, S_f</td> <td>=</td> <td>$(37-35.62)/41 = 0.0337$</td> </tr> <tr> <td>Cross-Section Area, a</td> <td>=</td> <td>$0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 300^2 + 600 \times 380$ = 0.369 m²</td> </tr> <tr> <td>Wetted Perimeter, p</td> <td>=</td> <td>$\pi r + 2 d = 3.14 \times 300 + 2 \times 380$ = 1.702 m</td> </tr> <tr> <td>Hydraulic radius, R</td> <td>=</td> <td>$a / p = 0.217 \text{ m}$</td> </tr> </tbody> </table> <p>3 Use Manning Equation for estimating velocity of stormwater</p> <table> <tbody> <tr> <td>Take n</td> <td>=</td> <td>0.016 for concrete lined channels:-</td> </tr> <tr> <td>Allowable velocity, v</td> <td>=</td> <td>$R^{1/6} \times (RS_f)^{1/2} / n = (0.217)^{1/6} \times (0.217 \times 0.034)^{1/2} / 0.016$ = 4.14 m/s</td> </tr> <tr> <td>Time of flow, t_f</td> <td>=</td> <td>0.2 min</td> </tr> </tbody> </table> <p>4 Use "Rational Method" for calculation of design flow</p> <table> <tbody> <tr> <td>Design intensity, i</td> <td>=</td> <td>$a / (t_o + t_f + b)^c$ = $505.5 / (2.6 + 0.2 + 3.29)^{0.355}$ for return period T = 50 years = 267</td> </tr> <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 Grassland(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>1117.0</td> <td>1061.2</td> </tr> <tr> <td></td> <td></td> <td>SUM =</td> <td>1061.2</td> </tr> </tbody> </table> <p>Upstream flow, Q_u = 0.104 m³/s</p> <p>Design flow, Q_d = $1.16 \times 0.278i \sum C_j A_j + Q_u$ where A_j is in km² = $1.16 \times 0.278 \times 267 \times 1061.15 / 1000000 + 0.104$ = 0.196 m³/s</p> <p>Allowable flow, Q_a = $a \times v$ = 0.369×4.14 = 1.529 m³/s > Q_d (O.K.)</p> <p>Reference was made to Stormwater Drainage Manual (SDM) by DSD</p>	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	=	$0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (22.5) / (0.1^{0.2} \cdot 1117^{0.1}) = 2.6 \text{ min}$		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	=	$0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 300^2 + 600 \times 380$ = 0.369 m ²	Wetted Perimeter, p	=	$\pi r + 2 d = 3.14 \times 300 + 2 \times 380$ = 1.702 m	Hydraulic radius, R	=	$a / p = 0.217 \text{ m}$	Take n	=	0.016 for concrete lined channels:-	Allowable velocity, v	=	$R^{1/6} \times (RS_f)^{1/2} / n = (0.217)^{1/6} \times (0.217 \times 0.034)^{1/2} / 0.016$ = 4.14 m/s	Time of flow, t_f	=	0.2 min	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 = 267	Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A	Flat Grassland(heavy soil)	0.25	0.0	0.0	Concrete Paving	0.95	1117.0	1061.2			SUM =	1061.2	<p>Ref.</p> <p>SDM 7.5.2 (d)</p> <p>SDM 8.2.1</p> <p>SDM Table 13 SDM Table 12</p> <p>SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a</p> <p>SDM 7.5.2 (b)</p> <p>SDM 7.5.2 (a) Corrigendum 1/2022</p>
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<p>Scale: NA</p> <p>January 2026</p>	<p>Goldrich Planners & Surveyors Ltd.</p> <p>Page 7 (P25025)</p>																																			

<p>1 For connection between CP12, CP13 and 2 nos. of 1 m underground pipe</p> <p>Area, A = 0 m² Average slope, H = 0.1 m per 100m Distance on the line of natural flow, L = 0 m</p> <p>Time of concentration, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = $0.14465 (0) / (0.1^{0.2} \cdot 0^{0.1})$ = 0.0 min</p> <p>2 For Proposed UC in between CP12, CP13 and 2 nos. of 1 m underground pipe</p> <table border="1" data-bbox="179 422 783 506"> <thead> <tr> <th></th><th>From</th><th>To</th></tr> </thead> <tbody> <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> </tbody> </table> <p>Width of u-channel, w = 650 mm Length of u-channel, L_c = 14.5 m Depth of vertical part of u-channel, d = 985 mm Gradient of u-channel, S_f = $(34.58 - 34.29) / 14.5$ = 0.020</p> <p>Cross-Section Area, a = $0.5 \pi r^2 + w d$ = $0.5 \times 3.14 \times 325^2 + 650 \times 985$ = 0.806 m² Wetted Perimeter, p = $\pi r + 2 d$ = $3.14 \times 325 + 2 \times 985$ = 2.991 m Hydraulic radius, R = a / p = 0.270 m</p> <p>3 Use Manning Equation for estimating velocity of stormwater</p> <p>Take n = 0.016 for concrete lined channels:- Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n$ = $(0.27)^{1/6} \times (0.27 \times 0.02)^{1/2} / 0.016$ = 3.69 m/s Time of flow, t_f = 0.1 min</p> <p>4 Use "Rational Method" for calculation of design flow</p> <p>Design intensity, i = $a / (t_o + t_f + b)^c$ = $329 / (0 + 0.1 + 3.29)^{0.355}$ for return period T = 50 years = 329</p> <table border="1" data-bbox="179 1267 1224 1393"> <thead> <tr> <th>Type of surface</th><th>Runoff Coefficient C</th><th>Catchment Area A (m²)</th><th>C x A</th></tr> </thead> <tbody> <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></td><td></td><td>SUM =</td><td>0.0</td></tr> </tbody> </table> <p>Upstream flow, Q_u = 0.723 m³/s</p> <p>Design flow, Q_d = $1.16 \times 0.278 i \sum C_j A_j + Q_u$ where A_j is in km² = $1.16 \times 0.278 \times 329 \times 0 / 1000000 + 0.723$ = 0.723 m³/s</p> <p>Allowable flow, Q_a = $a \times v$ = 0.806×3.69 = 2.973 m³/s > Q_d (O.K.)</p> <p>Reference was made to Stormwater Drainage Manual (SDM) by DSD</p>		From	To	Ground level (mPD)	35.70	35.60	Invert level (mPD)	34.58	34.29	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	<p>Ref.</p> <p>SDM 7.5.2 (d)</p> <p>SDM 8.2.1</p> <p>SDM Table 13 SDM Table 12</p> <p>SDM 4.3.2 Corrigendum 1/2024 SDM Table 3a</p> <p>SDM 7.5.2 (b)</p> <p>SDM 7.5.2 (a) Corrigendum 1/2022</p>
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