GoldRich PLANNERS & SURVEYORS LTD.
金 潤 規 劃 測 量 師 行 有 限 公 司

[redacted]

Your Ref.: A/YL-TT/797 Our Ref.: P25092/TL26357 16 October 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

Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years
Lot 1217 RP in D.D. 119, Pak Sha Shan Road, Yuen Long, New Territories

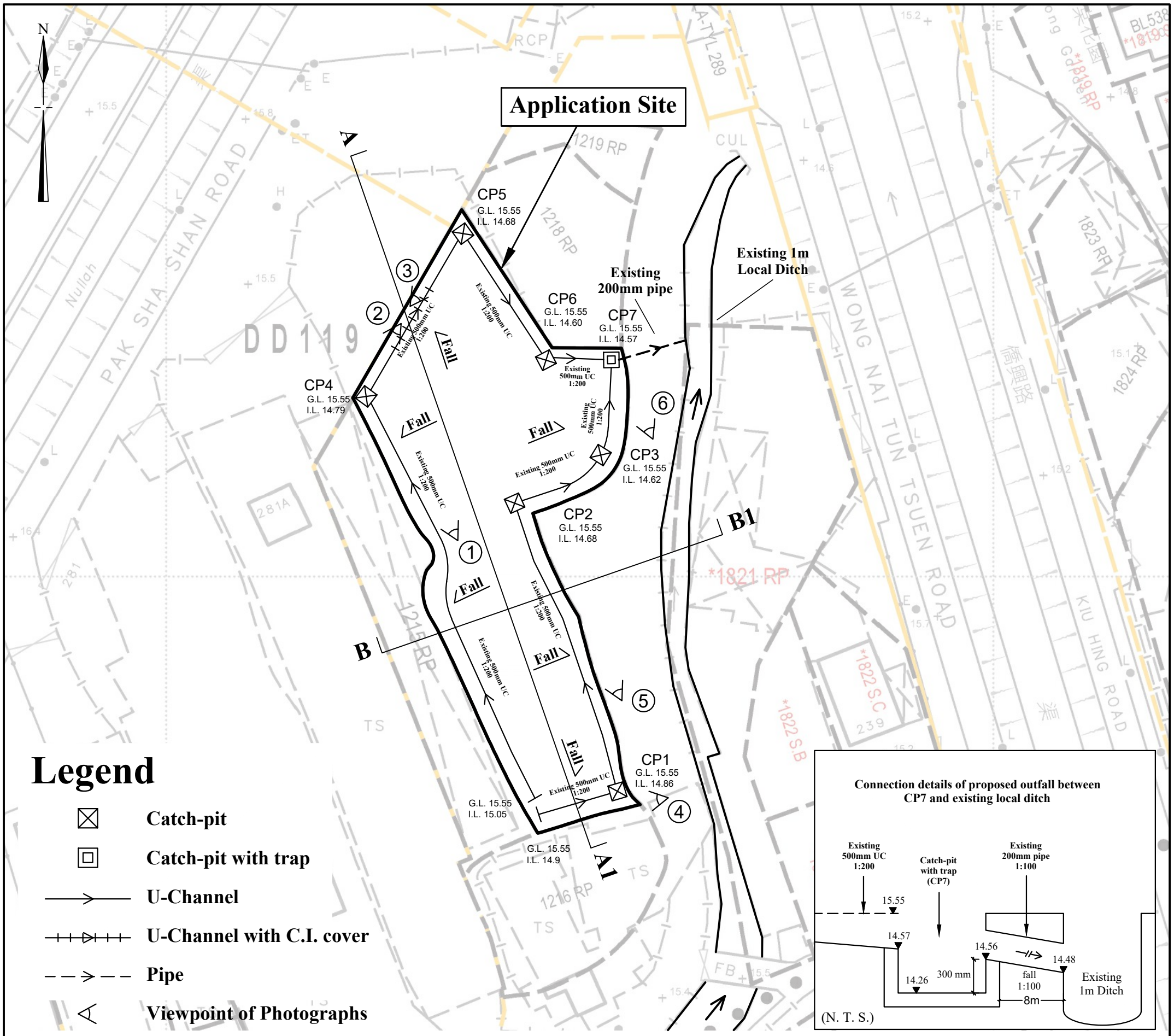
We would like to submit a set of drainage proposal and a Fire Service Installations Proposal (Plan 5) for the captioned application.

The applicant acknowledges that the application site falls within the third phase of the Yuen Long South Development and undertakes to cease the applied use upon requested by the Authority.

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

Alan Poon p.p.
Francis Lau

Encl.

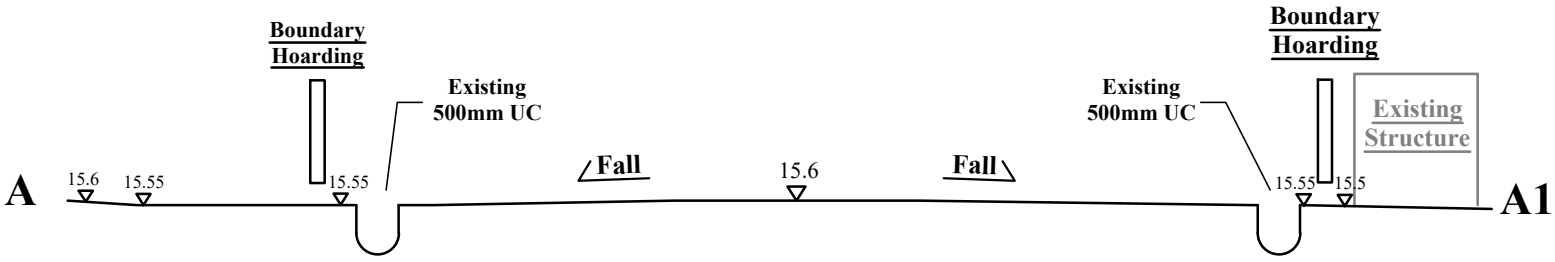


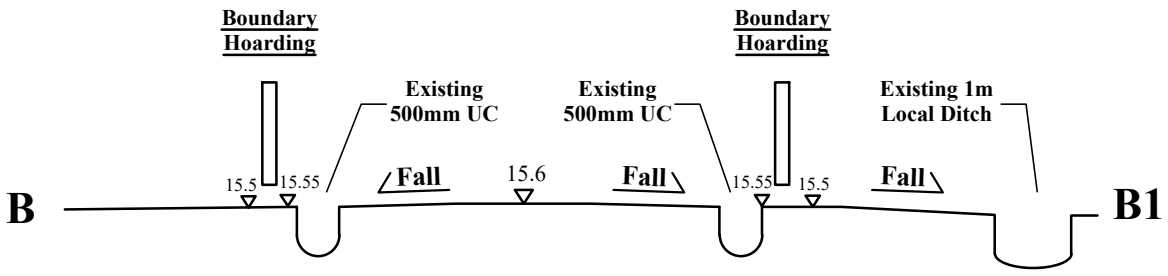
Legend

- Catch-pit
- Catch-pit with trap
- U-Channel
- U-Channel with C.I. cover
- Pipe
- Viewpoint of Photographs

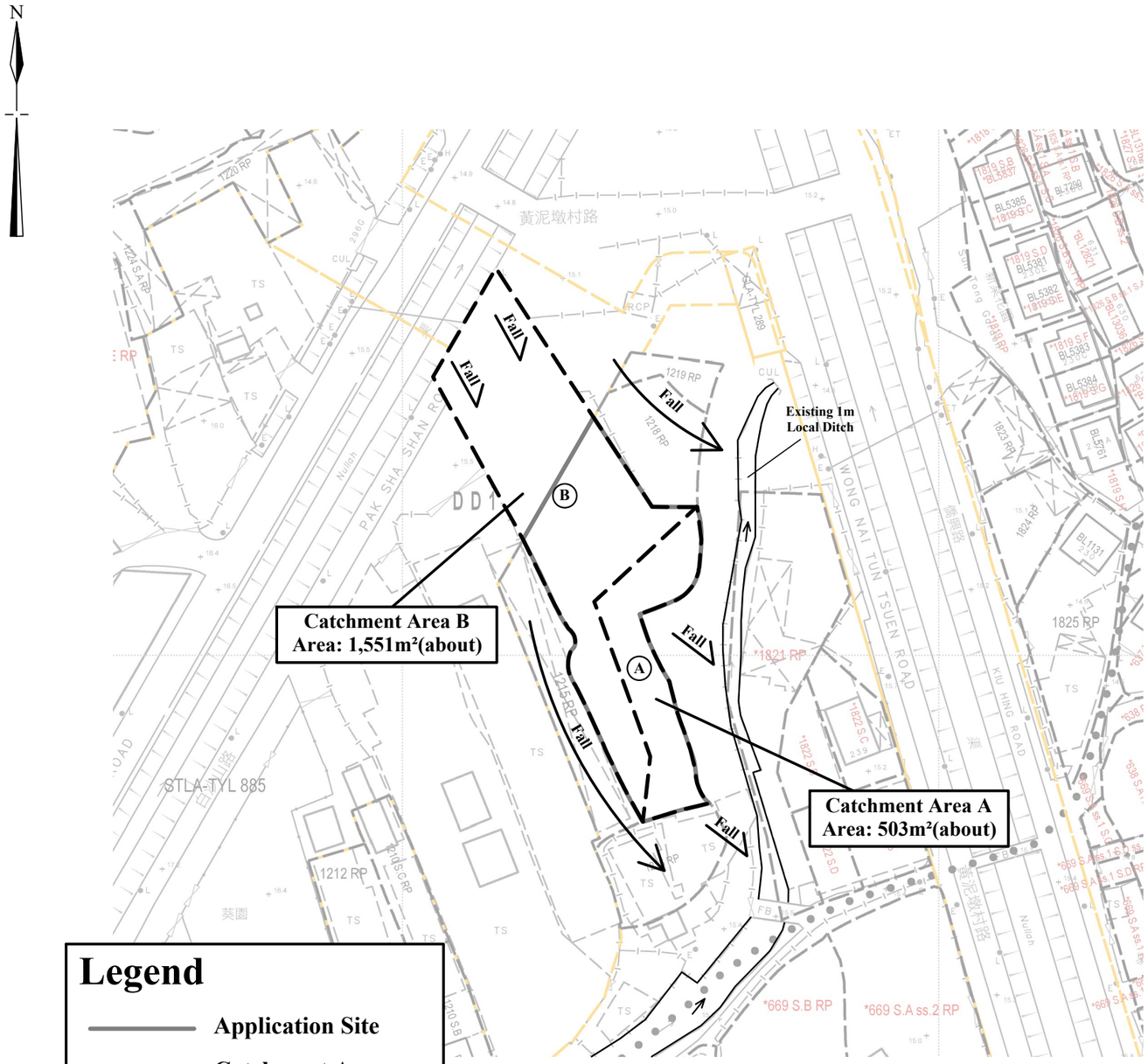
Connection details of proposed outfall between CP7 and existing local ditch

Site Area(about) : 1,660m²

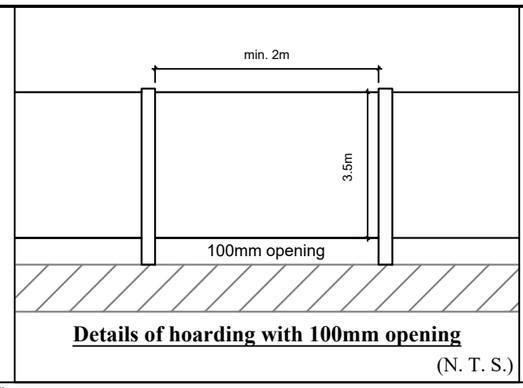




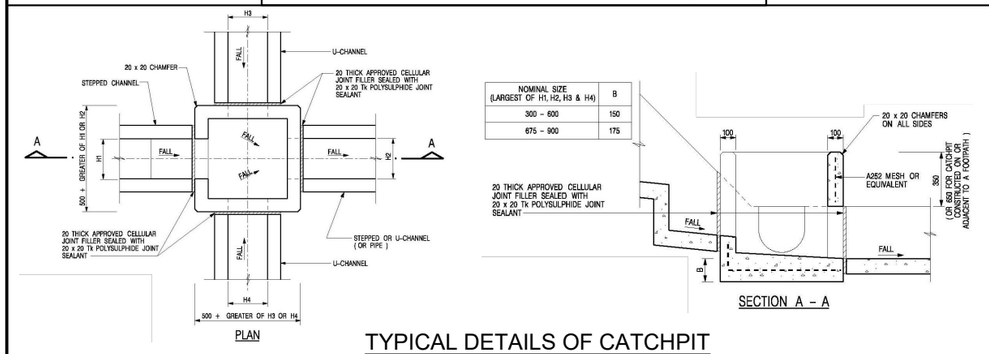
1:500 (A3)	**Drainage Proposal**	Goldrich Planners & Surveyors Ltd.
January 2026	Lots 1217 RP in DD. 119	Plan 4.1 (P 25092)



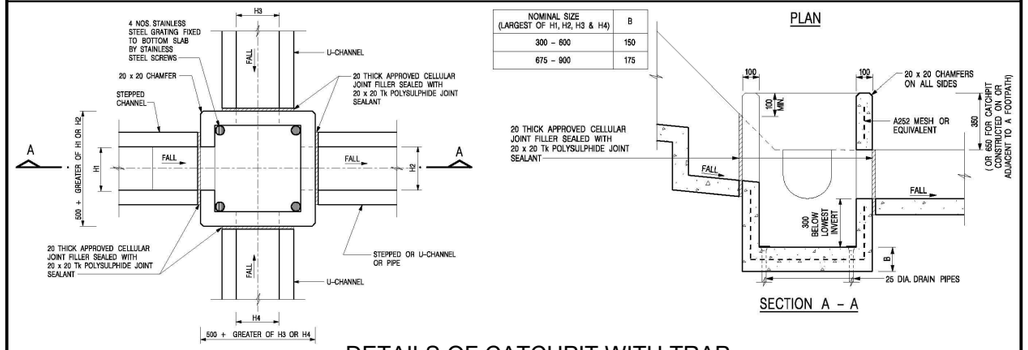
AREA OF CATCHMENT
(N.T.S)



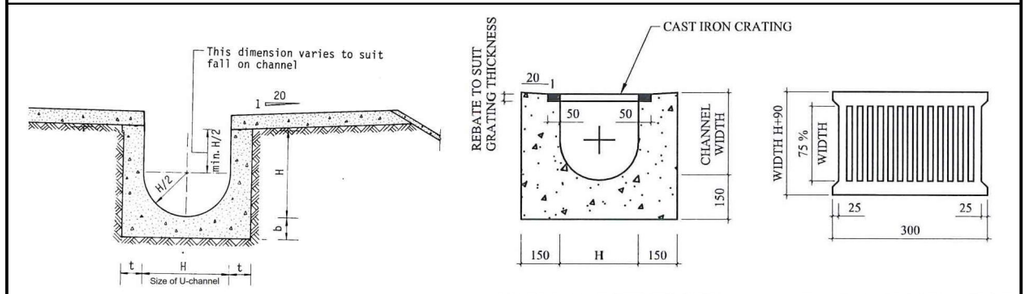
Details of hoarding with 100mm opening
(N. T. S.)



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



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.**
January 2026	**Lots 1217 RP in DD. 119**	**Plan 4.2 (P 25092)**

Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



1 For Catchment Area A

				Ref.
Area, A	=	**503**	m^2	
Average slope, H	=	**0.1**	m per 100m	
Distance on the line of natural flow, L	=	**7**	m	
Time of concentraction, t_o	=	0.14465L / ($H^{0.2}A^{0.1}$) = 0.14465 (7) / (0.1^0.2*503^0.1)		SDM 7.5.2 (d)
	=	0.9	min	

2 For Existing U-Channel in Catchment Area A

	From	To
Ground level (mPD)	**15.55**	**15.55**
Invert level (mPD)	**14.90**	**14.57**

Width of u-channel, w	=	**500**	mm	
Length of u-channel, L_c	=	**66.3**	m	
Depth of vertical part of u-channel, d	=	730	mm	
Gradient of u-channel, S_f	=	(14.9-14.57)/66.3 = 0.0050		
Cross-Section Area, a	=	0.5 πr^2 + w d = 0.5 x 3.14 x 250^2 + 500 x 730		
	=	0.463	m^2	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 250 + 2 x 730		
	=	2.245	m	
Hydralic radius, R	=	a / p		SDM 8.2.1
	=	0.206	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 = (0.206)^1/6 x (0.206 x 0.005)^1/2 / 0.016		SDM Table 12
	=	1.54	m/s	
Time of flow, t_f	=	0.7	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 / (0.9+0.7+3.29)^0.355	for return period T = 50 years	Corrigendum 1/2024
	=	288		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	
Concrete Paving	0.95	**503.0**	477.9	
		SUM =	477.9	

Upstream flow, Q_u	=	**0**	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)
	=	0.278 x 288 x 477.85 / 1000000 + 0		
	=	0.038	m^3/s	
Allowable flow, Q_a	=	a x v		
	=	0.463 x 1.54		
	=	0.713	m^3/s	
	>	Q_d (O.K.)		

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

1 For Catchment Area B

Ref.

Area, A = **1551** m^2
Average slope, H = **0.1** m per 100m
Distance on the line of natural flow, L = **22** m

Time of concentraction, t_o = 0.14465L / ($H^{0.2}A^{0.1}$) = 0.14465 (22) / (0.1^0.2*1551^0.1) — SDM 7.5.2 (d)
= 2.4 min

2 For Existing U-Channel in Catchment Area B

	From	To
Ground level (mPD)	**15.55**	**15.55**
Invert level (mPD)	**15.05**	**14.57**

Width of u-channel, w = **500** mm
Length of u-channel, L_c = **95.9** m
Depth of vertical part of u-channel, d = 730 mm
Gradient of u-channel, S_f = (15.05-14.57)/95.9 = 0.0050

Cross-Section Area, a = 0.5 πr^2 + w d = 0.5 x 3.14 x 250^2 + 500 x 730
= 0.463 m^2
Wetted Perimeter, p = π r + 2 d = 3.14 x 250 + 2 x 730
= 2.245 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.206 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 = (0.206)^1/6 x (0.206 x 0.005)^1/2 / 0.016 — SDM Table 12
= 1.54 m/s
Time of flow, t_f = 1.0 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 / (2.4+1+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 257 — 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
Concrete Paving	0.95	**1551.0**	1473.5
		SUM =	1473.5

SDM 7.5.2 (b)

Upstream flow, Q_u = **0** 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)
= 0.278 x 257 x 1473.45 / 1000000 + 0
= 0.105 m^3/s

Allowable flow, Q_a = a x v
= 0.463 x 1.54
= 0.715 m^3/s

> Q_d (O.K.)

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

1 For Connection between CP7 and Existing Ditch

Ref.

Area, A = **0** m^2
Average slope, H = **0.1** m per 100m
Distance on the line of natural flow, L = **0** m

Time of concentration, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (0) / (0.1^0.2*0^0.1) — SDM 7.5.2 (d)
= 0.0 min

2 For Existing Pipe after CP7

Size(Diameter) w = **200** mm
Length of Pipe = **8** m
Design the pipe to 9/10 full bore capactity, then
Area of ventilated portion = 0.1 of pipe area
$½ r^2 \theta - ½ r^2 \sin(\theta) = 0.1 \pi r^2$
$\theta - \sin(\theta) = 0.2 \pi$
θ = 1.63 rad = 93.4^O (By trial and error)

Area A = $0.9 \pi r^2$
= 0.9 x 3.14 x 200^2 — SDM 8.2.1
= 113040 mm^2
= 0.113 m^2

Wetted Perimeter P = $2 \pi r - r \theta$ = 931 mm
Hydralic radius R = A/P
121.5 mm

3 Use Manning Equation for estimating velocity of stormwater

Fall S = 1: **100**
Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.121)^1/6 * (0.121/100)^1/2 / 0.016 — SDM Table 12
= 1.53 m/s
Time of flow, t_f = 0.09 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 / (0.0+0.09+3.29)^0.355 for return period T = 50 years — Corrigendum 1/2024
= 328 — 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
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

— SDM 7.5.2 (b)

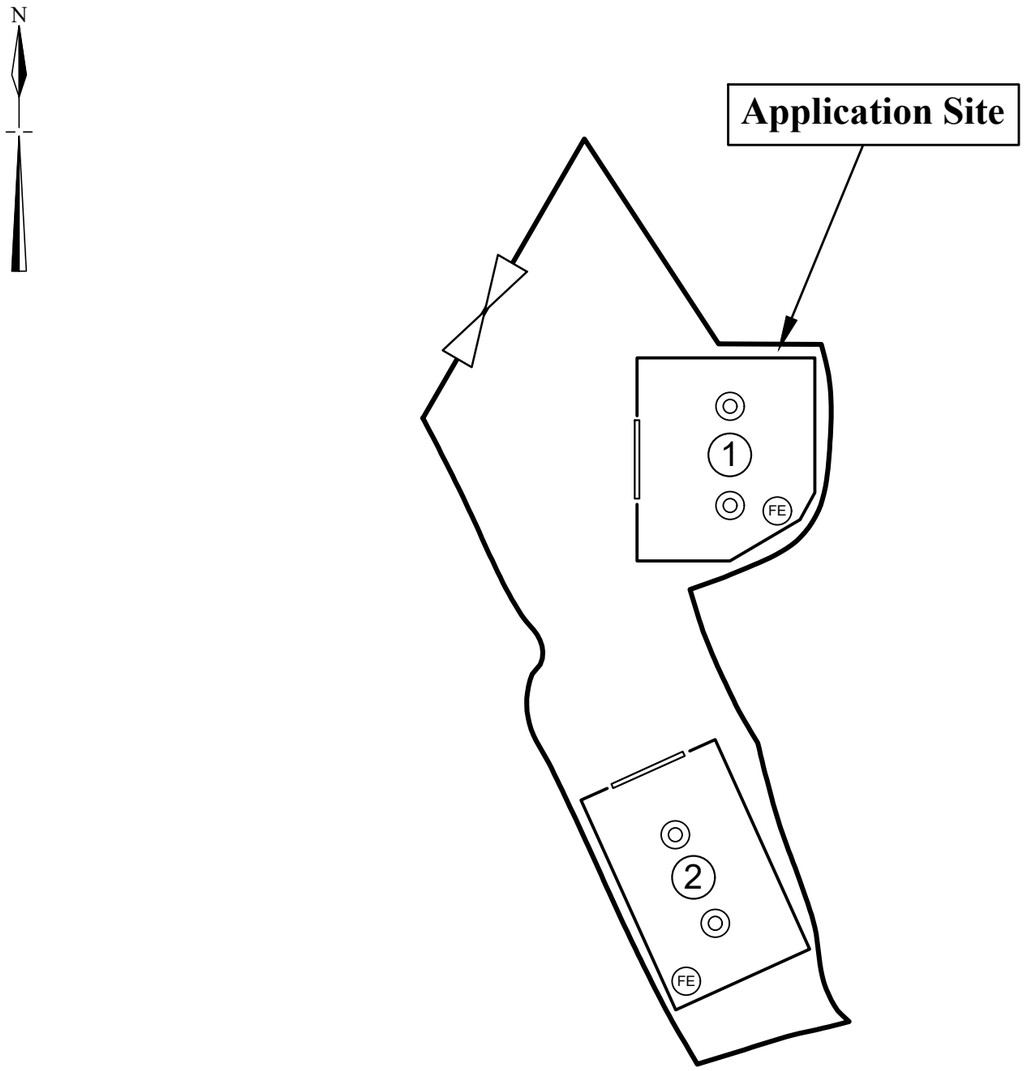
Upstream flow, Q_u = **0.143** m^3/s

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)
= 1.16 x 0.278 x 328 x 0 / 1000000 + 0.143 — Corrigendum 1/2022
= 0.143 m^3/s

Allowable flow, Q_a = a x v
= 0.11 x 1.53
= 0.173 m^3/s

> Q_d (O.K.)

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



Site Area(about) : 1,660m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Warehouse	225 m²	225 m²	1	6.5m
2	Warehouse	225 m²	225 m²	1	6.5m
Total		450 m²	450 m²		

FS NOTES:

(i) Portable hand-operated approved appliances shall be provided as required by occupancy.

(ii) The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Detector General Guildlines on Purchase, installation & Maintenance [Sep 2021]"

(iii) Where two or more Stand-alone Detectors are installed in an enclosed structure, all Stand-alone Detector shall be interconnected (either wired or wirelessly) such that when one of the Stand-Alone Fire Detectors is triggered, all connected Stand-Alone Fire Detectors shall sound an alarm simultaneously

Legend

⋈	**Vehicular Ingress / Egress**	
═	**Sliding Door**	
◎	**Stand-alone Fire Detector**	**x4**
(FE)	**5.0kg CO2 Gas type Fire Extinguisher**	**x2**

1:500 (A3)

December 2025

Fire Service Installation Proposal

Lots 1217 RP in DD. 119

Goldrich Planners & Surveyors Ltd.

Plan 5
(P 25092)