

寄件者: Rich Gold <[REDACTED]>
寄件日期: 2026年02月24日星期二 14:41
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: Planning Application No. A/YL-KTN/1177 - Submission of Further Information
附件: KTN1177_P23044_FI_DSD_24.2.2026.pdf

類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,
Janice Tang

--



Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may contain information of Goldrich Planners and Surveyors Ltd. that is confidential and/or privileged. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

Your Ref.: A/YL-KTN/1177

Our Ref.: P23044/TL26069

24 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 (FI)

**Temporary Animal Boarding Establishment with Ancillary Facilities and associated
Filling of Land for a period of 5 years in "Agriculture" Zone,
Lot Nos. 1493 (Part) and 1500 (Part) in D. D. 107 and Adjoining
Government Land, Yuen Long, New Territories
(Application No. A/YL-KTN/1177)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

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



Francis Lau

Encl.

c.c.

DPO/FS&YLE, PlanD (Attn.: Ms. Andrea YAN)

Further Information for Planning Application No. A/YL-KTN/1177**Response-to-Comments****Comments from Drainage Services Department**

(Contact Person: Ms Jessica KWAN; Tel.: 3965 8924)

I.	Comments	Responses
1.	Section B - Please review the adjacent site ground levels. According to our record, the adjacent road level is higher than the application site, external catchment area should be considered. Please update the section and calculations if necessary.	External catchment area of the adjacent road is included. Please refer to updated Drainage Proposal (Plan 6.1b and Plan 6.2c) and Hydraulic Calculations for details.
2.	The applicant mentioned that there is an existing 500 mm (W) surface channel at the north of the application site. However, this surface channel could not be seen in the submitted site photo (Viewpoint 10).	The drainage facility outside the application at the north of the application site is an existing 500mm underground UC which is separated from the application site. The drainage facility within the application at the north is an existing 400mm Half-round channel. Please refer to Viewpoint 9 and Plan 6.1b.
3.	Plan 6.1b: The applicant should review alignment of the proposed drainage facilities connecting catchpits CP2 and CP4.	The alignment is updated. Please refer to Plan 6.1b.
4.	Plan 6.1b & 6.2b: The applicant should clarify the proposed and existing ground levels of the application site and ground levels of adjacent areas. Cross sections showing the proposed drainage facilities and existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted. Please refer to sections at Plan 6.1b for the proposed and existing ground levels of the application site.
5.	Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. It is noted that there is proposed land filling works for the development. Proper surface channels should be provided at the lower level and wall toe to collect the overland flow to/ from adjacent areas.	Noted.

I.	Comments	Responses
6.	The applicant should provide hydraulic calculation to support design of the proposed drainage system.	Please refer to the attached hydraulic calculations.

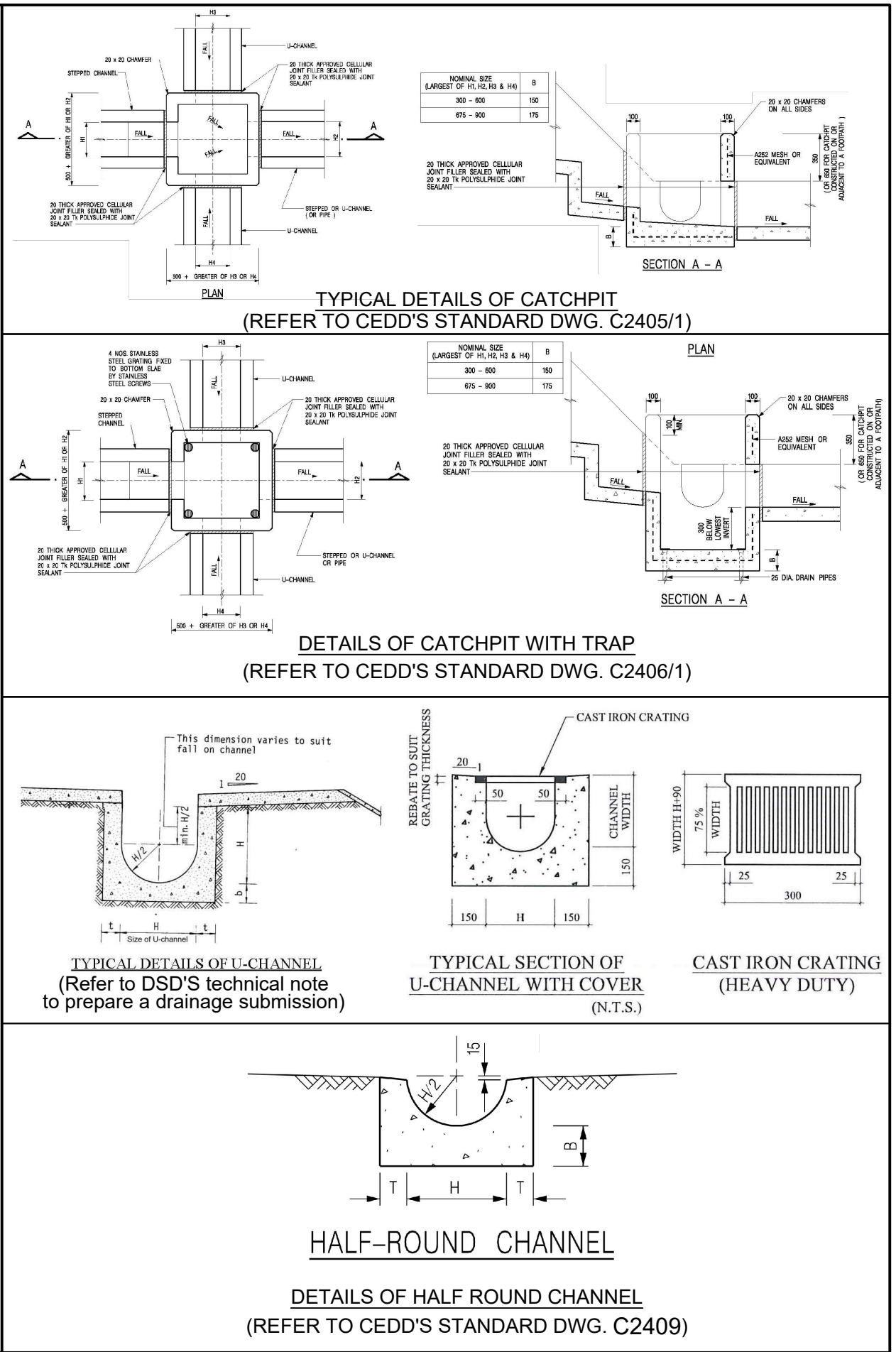
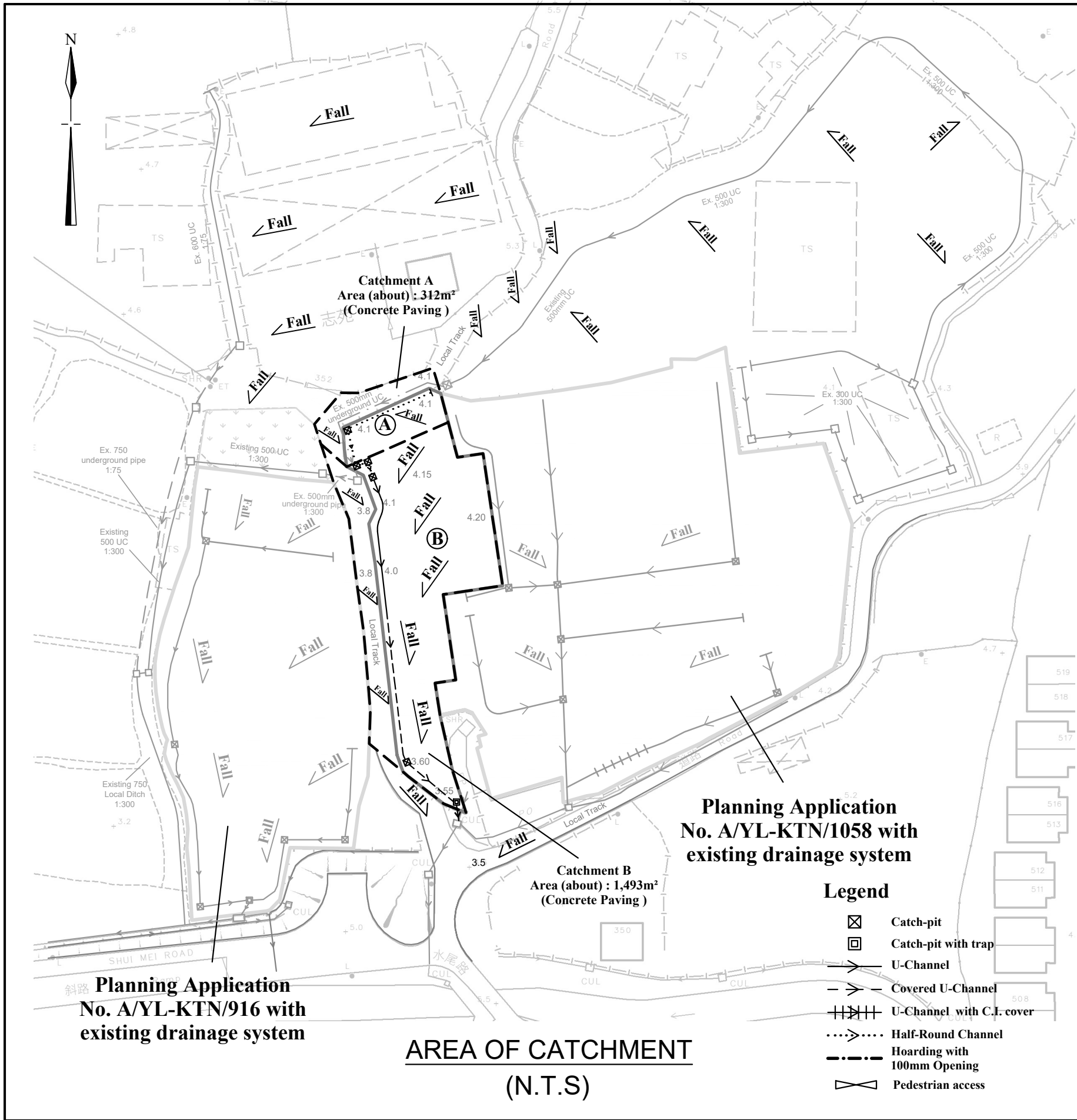
- END -

Responses on DSD's Requirements / RemindersPlanning Application No.: A/YL-KTN/1177Location: Lot No. Lots 1493 (Part), 1500 (Part) and Adjoining Government Landin D.D. 107Area: 1381 m²

(A) DSD's Requirements	Fulfilled in the submission? (Yes / No)
(1) The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc.	Yes
(2) The applicant shall be required to place all the proposed works 3m away from the top of the bank of any existing watercourses. All the proposed works in the vicinity of the watercourses should not create any adverse drainage impacts, both during and after construction. Adequate measures should be provided at the resources of the applicant to our satisfaction in order to avoid the subject site from being eroded and flooded and to ensure capacity of watercourses and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development. The applicant should be reminded to minimize the possible adverse environmental impacts on any existing watercourses in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the proposed development which is in the vicinity of any existing watercourses.	Yes
(3) Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. Proper surface channels should be provided at the lower level and wall toe to collect the overland flow to/ from adjacent areas.	Yes
(4) The applicant should indicate the proposed and existing ground levels of the application site and ground levels of adjacent areas on the drainage plan.	Yes
(5) Cross sections showing the proposed drainage facilities and existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Yes
(6) The proposal should indicate how the runoff (the flow direction) within the site and from the adjacent areas would be discharged to the proposed drainage system.	Yes
(7) Sand trap or provision alike should be clearly indicated on the proposed drainage plan and provided before the collected runoff is discharged to the existing drainage facilities.	Yes
(8) The applicant should clearly indicate 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).	Yes
(9) The applicant should clearly indicate the existing drainage facilities on the proposed drainage plan. Site photos of existing drainage facilities including the discharge point (e.g. existing local village drain and its downstream drainage facilities) should be provided in order to demonstrate the presence and reflect condition of the existing drainage system. Also, the applicant should provide site photo(s) to demonstrate size of the existing drainage facilities.	Yes
(10) Cover levels and invert levels of the proposed and existing drainage facilities should be shown on the drainage plan. Invert levels of drainage facilities at the upstream should be higher than that at the downstream. Also, gradients and sizes of the proposed and existing drainage facilities should be shown on the drainage plan.	Yes

(11) The applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.	Yes
(12) The applicant should demonstrate with hydraulic calculation that the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application.	Yes
(13) When the ground adjacent to the application site is generally/significantly higher, the overland flow from the adjacent lands shall be probably intercepted. External catchment shall be considered in the hydraulic calculation. Also, the catchment area shall not be less than area of the application site. The applicant should demonstrate catchment area considered in the proposal is adequate.	Yes
(14) Stormwater Drainage Manual (SDM) and the newly promulgated SDM - Corrigendum published by DSD shall be considered in the hydraulic calculation. Also, storm constants of HKO Headquarters shall be adopted in the hydraulic calculation.	Yes
(15) The applicant should provide evidence to support the adoption of any design assumptions (e.g. time of concentration, catchment area, rainfall intensity, runoff coefficient, information of the existing stream and etc.) in the hydraulic calculation.	Yes
(16) Deposition of sediment in stormwater drainage system should be considered in the hydraulic calculation as per the requirement in Stormwater Drainage Manual (Section 9.3).	Yes
(17) The applicant should check flow velocity of the proposed drainage facilities. The flow velocity is suggested to be within a range, i.e. 0.75 m/s to 3.0 m/s.	Yes
(18) Catchpit should be provided at where a proposed surface channel changes direction / gradient.	Yes
(19) The applicant should provide construction details of the proposed drainage facilities.	Yes
(20) The applicant should provide details for connection of the proposed and existing drainage facilities.	Yes
(B) DSD's Reminders	Fulfilled in the submission? (Yes / No)
(1) Any existing drainage facilities within/outside the application site should not be disturbed or interfered with until any necessary diversion works, which have been accepted by the owner of the existing drainage facilities, have been satisfactorily completed. Such diversion works should be carried out by the applicant at his/her own cost. Moreover, sufficient allowance for future maintenance of the existing drainage facilities should be provided.	Yes
(2) Where walls or hoarding are erected along the site boundary, adequate openings should be provided to intercept the existing overland flow passing through the site.	Yes
(3) The applicant is required to rectify/modify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.	Yes
(4) For the construction details of the proposed drainage facilities, reference should be made to current CEDD's standard drawings.	Yes
(5) Precast concrete pipe should generally be used for stormwater connection.	Yes
(6) Consideration should be given to provide grating for the surface channels.	Yes

(7) For any proposed connection to DSD's drainage facilities, the applicant should submit form HBP1 to this Division for application of technical audit. Upon our acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD's Standard Drawings at the resources of the applicant.	Yes
(8) If the existing drainage facilities, to which the applicant proposed to discharge the stormwater from the application site was not maintained by this office, the applicant should identify the owner of the existing drainage facilities and seek agreement from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.	Yes
(9) Connection to existing drainage facilities should be designed and constructed to prevent back flows at the drainage outlet when water level at the existing drainage facilities is high.	Yes
(10) Connection of the proposed and existing drainage facilities shall be designed and constructed such that there is no water leakage at the proposed connection.	Yes
(11) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Yes
(12) Comments from HyD, TD and RMO shall be sought if drainage works are proposed to be carried out within highway polygon or on carriageway.	Yes



1 For Catchment Area A			Ref.
Area, A	=	312 m ²	SDM 7.5.2 (d)
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	4.5 m	
Time of concentration, t ₀	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (4.5) / (0.1 ^{0.2} 312 ^{0.1}) = 0.6 min	
2 For Existing 400mm Half-round channel to CP4			
	From	To	
Ground level (mPD)	4.10	4.10	
Invert level (mPD)	3.90	3.74	
Width of u-channel, w	=	400 mm	SDM 9.3 (b)
Length of u-channel, L _c	=	31 m	
Gradient of u-channel, S _f	=	(3.9-3.74)/31 = 0.005	
Cross-Section Area, a	=	0.5 πr ² = 0.5 x 3.14 x 200 ²	SDM 8.2.1
	=	0.063 m ²	
Wetted Perimeter, p	=	π r = 3.14 x 200	
	=	0.628 m	
Hydraulic radius, R	=	a / p	
	=	0.100 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 = (0.1) ^{1/6} x (0.1 x 0.005) ^{1/2} / 0.016	SDM Table 12
	=	0.97 m/s	
Time of flow, t _f	=	0.5 min	
4 Use "Rational Method" for calculation of design flow			
Design intensity, i	=	a / (t ₀ + t _f + b) ^c	SDM 4.3.2
	=	505.5 / (0.6+0.5+3.29) ^{0.35} for return period T = 50 years	Corrigendum 1/2024
	=	299	SDM Table 3a
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	SDM 7.5.2 (b)
Flat Grassland(heavy soil)	0.25	0.0	
Concrete Paving	0.95	312.0	
		SUM = 296.4	
Upstream flow, Q _u	=	0 m ³ /s	
Design flow, Q _d	=	0.278i Σ C _f A _i x 1.16 + Q _u where A _i is in km ²	SDM 7.5.2 (a)
	=	0.278 x 299 x 296.4 / 1000000 x 1.16 + 0	Corrigendum 1/2022
	=	0.029 m ³ /s	
Allowable flow, Q _a	=	a x v	
	=	0.063 x 0.97	
	=	0.055 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.
February 2026	Lots 1486 (Part), 1489 (Part) and adjoining Government Land in D. D. 107 Yuen Long, N. T.		Page 1 (P23044)

1 For Catchment Area B			Ref.
Area, A	=	1493 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} *1493 ^{0.1})	SDM 7.5.2 (d)
	=	2.8 min	
2 For Existing CP4 to SCH1028760			
	From	To	
Ground level (mPD)	4.10	3.55	
Invert level (mPD)	3.74	3.03	
Width of u-channel, w	=	500 mm	
Length of u-channel, L _c	=	86 m	
Depth of vertical part of u-channel, d	=	270 mm	
Gradient of u-channel, S _f	=	(3.74-3.03)/86 = 0.0083	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 250 ² + 500 x 270	SDM 9.3 (b)
	=	0.233 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 250 + 2 x 270	
	=	1.325 m	
Hydraulic radius, R	=	a / p	SDM 8.2.1
	=	0.176 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 = (0.176) ^{1/6} x (0.176 x 0.008) ^{1/2} / 0.016	SDM Table 12
	=	1.78 m/s	
Time of flow, t _f	=	0.8 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 / (2.8+0.8+3.29) ^{0.35} for return period T = 50 years	Corrigendum 1/2024
	=	255	SDM Table 3a
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	1493.0	1418.4
		SUM =	1418.4
Upstream flow, Q _u	=	0.029 m ³ /s	
Design flow, Q _d	=	0.278i Σ C _f A _f x 1.16 + Q _u where A _f is in km ²	SDM 7.5.2 (a)
	=	0.278 x 255 x 1418.35 / 1000000 x 1.16 + 0.029	Corrigendum 1/2022
	=	0.146 m ³ /s	
Allowable flow, Q _a	=	a x v	
	=	0.233 x 1.78	
	=	0.374 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.
February 2026	Lots 1486 (Part), 1489 (Part) and adjoining Government Land in D. D. 107 Yuen Long, N. T.		Page 2 (P23044)

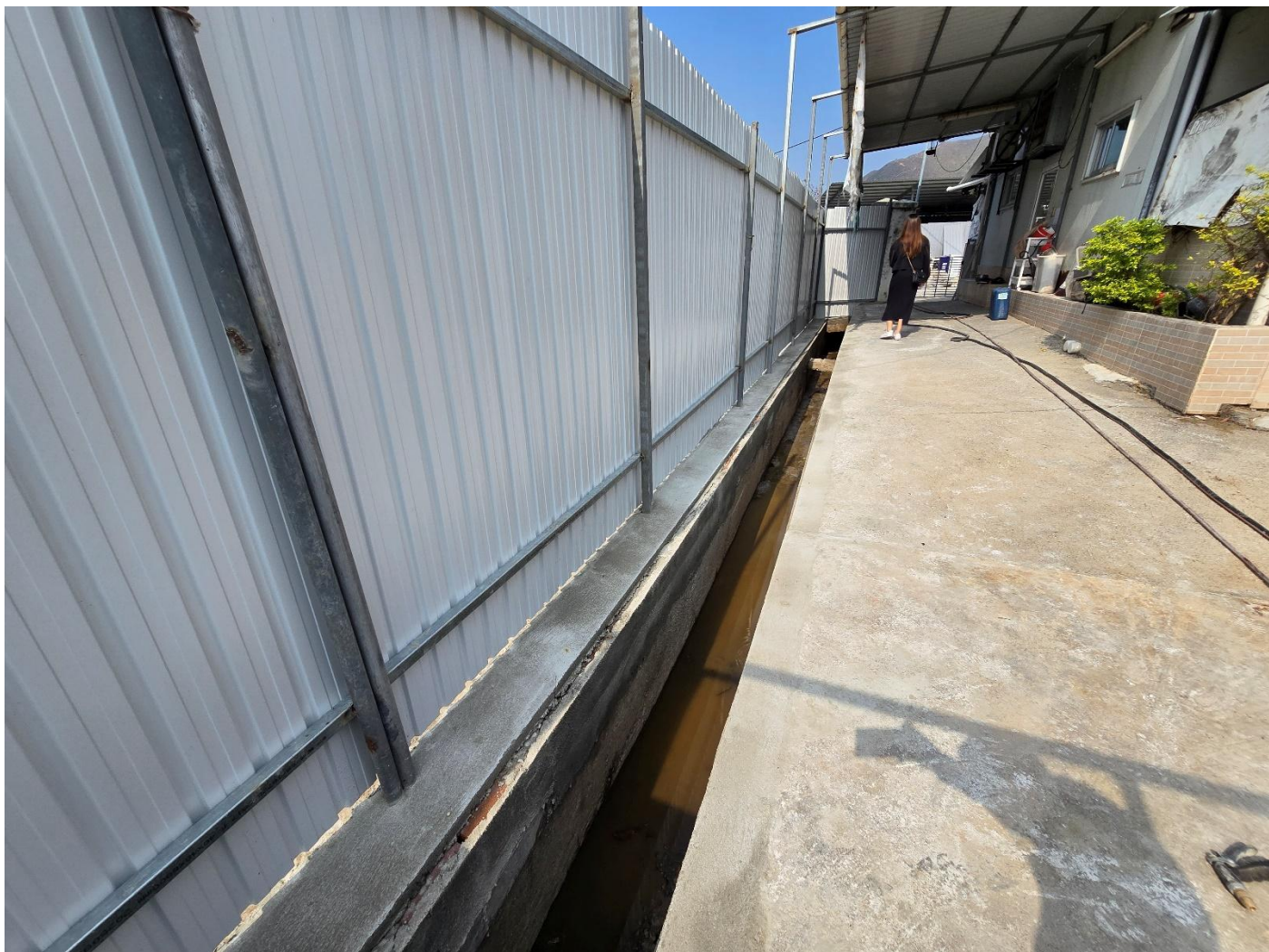
Viewpoint 1



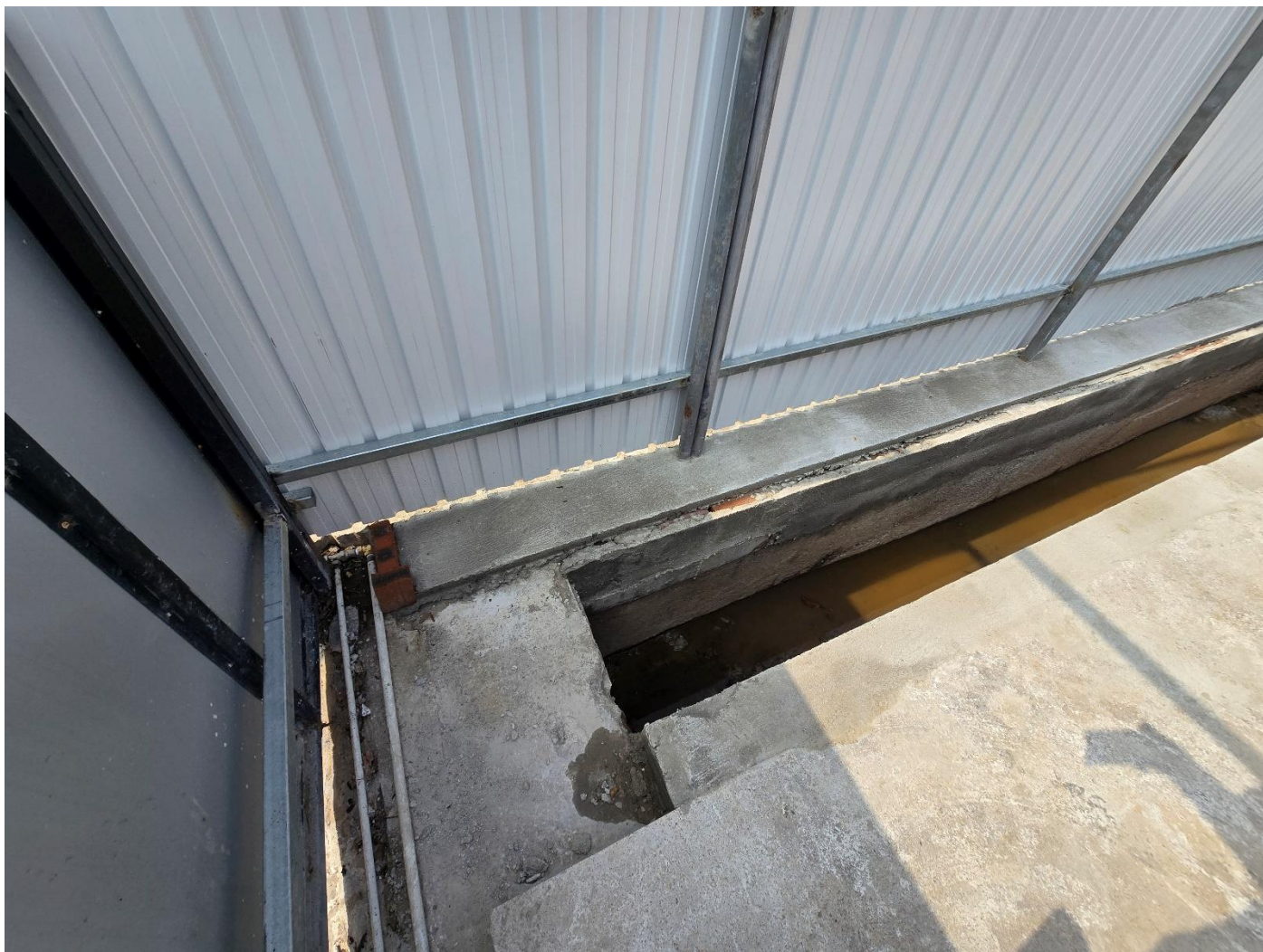
Viewpoint 2



Viewpoint 3



Viewpoint 4



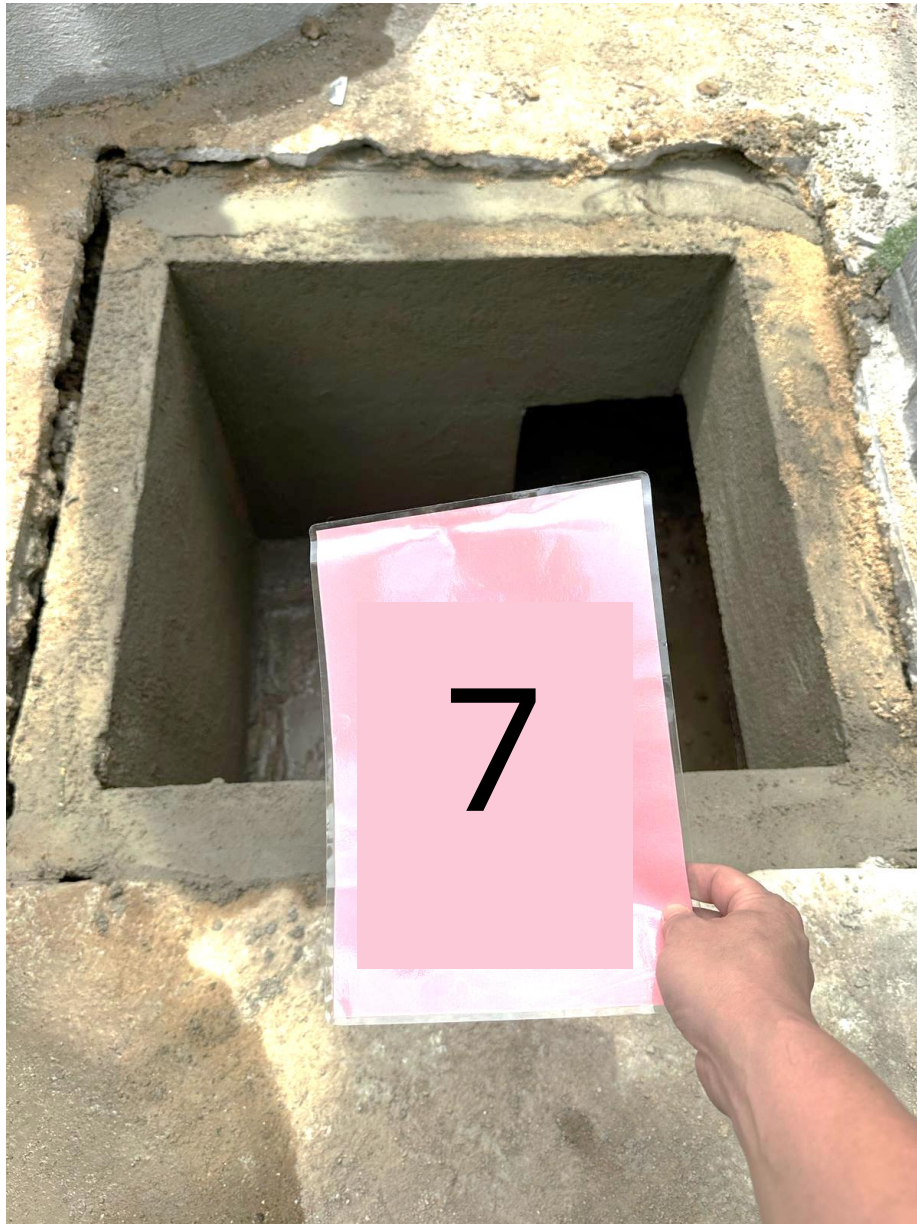
Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Opening has been provided
along hoardings.

Viewpoint 9

