LANBASE
Surveyors Limited

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香港九龍尖沙咀漆咸道南 9 號均輝大廈 9 樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: YL/TPN/2645A/L12

30 March 2026

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Post and Email

Dear Sir/Madam,

Planning Application for
"Temporary Storage of Construction Materials with Ancillary Site Office and Associated Filling of Land" for a Period of Three Years
Lots 469s.ARP(Part) and 469s.BRP(Part) in D.D. 110 and adjoining Government Land
Pat Heung, Yuen Long, New Territories
(Planning Application No. A/YL-PH/1104)

We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" together with a drainage proposal for re-activating the captioned planning application.

Should you have any queries, please feel free to contact our Mr. Anson Lee at [redacted]
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

Anson Lee
Encl.
RK/AL

c.c.
DPO / FSS & YLE [redacted]

Response-to-Comments

	Departmental Comments		Responses
	Drainage Services Department		
(2)	According to our record, there is an existing streamcourse/channel in the adjacent of the application site. The applicant shall be required to place all the proposed works and structures 3m away from the top of the bank of the streamcourse/channel. All the proposed works in the vicinity of the streamcourse/channel should not create any adverse drainage impacts, both during and after construction.		Noted.
(2)	We are unable to provide comment on drainage aspect of the application at this stage. Comment on drainage aspect will be provided when the drainage proposal as mentioned in paragraph 4.7 of the Planning Statement is received.		Please see the attached drainage proposal.

Our Ref: JK/TP03/2026
Your Ref: A/YL-PH/1104
Date: 20 MAR 2026

The Secretary
Town Planning Board
15/F, North Point Government Office
333 Java Road
North Point, Hong Kong

Dear Sirs,

Subject: Application for Certificate of Exemption of Drainage Work
LOT NOS. 469S.ARP(PART) AND 469S.BRP(PART) IN D.D. 110
AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG NT

I refer your letter with ref.: A/YL-PH/1104, we would like to submit herewith 2 sets of drainage plans showing the proposed drainage system at the above premises to apply for Certificate of Exemption of Drainage Works. We have checked that the provision of the drainage system in the captioned lot using the proposed 375UC [redacted] connecting to the existing main drainage channel are adequate.

Should you have any queries, please feel free to contact the undersigned at [redacted].
Thank you for your kind attention. Your early approval/comments will be highly appreciated.

Ir. John Kwan Chi Ming, RPE
Encl.: 2 sets of Drainage Drawings

Address: [redacted]
E-mail: [redacted]

BLOCK PLAN 1:1000

Your Ref: A/YL-PH/1104

20 MAR 2026

John Kwan Chi Ming

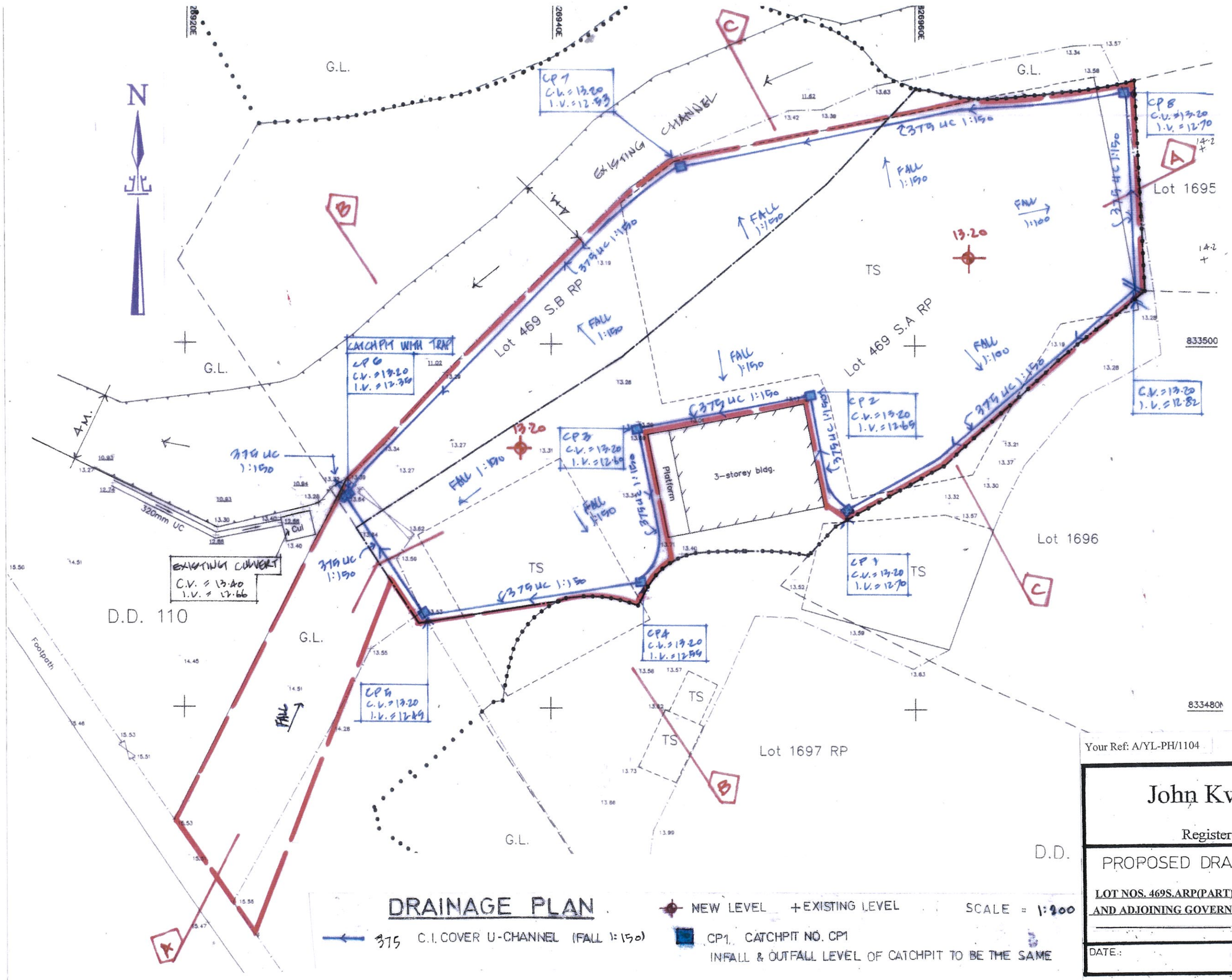
Registered Professional Engineer

PROPOSED DRAINAGE WORK ON

LOT NOS. 469S.ARP(PART) AND 469S.BRP(PART) IN D.D. 110 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG NT

DATE:

DRAWING : D 1/7



DRAINAGE PLAN

NEW LEVEL +EXISTING LEVEL SCALE = 1:200

375 C.I. COVER U-CHANNEL (FALL 1:150)

CP1 CATCHPIT NO. CP1
INFALL & OUTFALL LEVEL OF CATCHPIT TO BE THE SAME

Your Ref: A/YL-PH/1104

20 MAR 2025

John Kwan Chi Ming

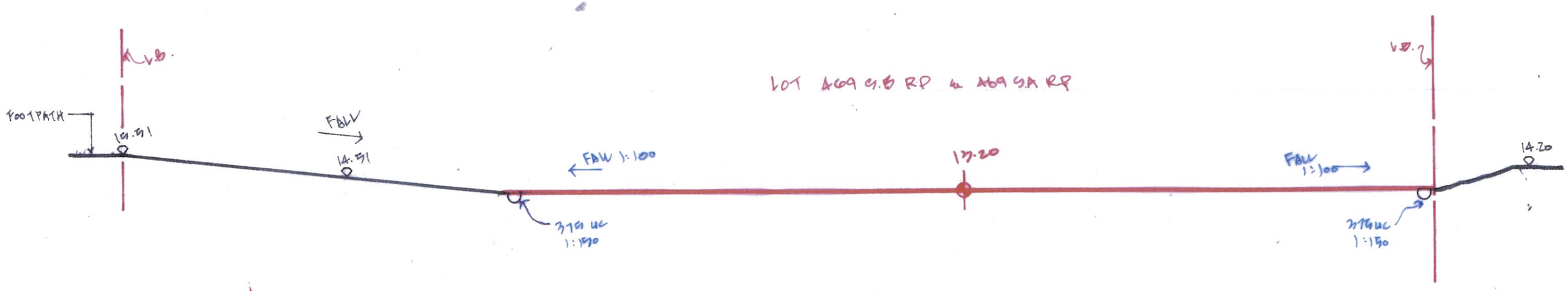
Registered Professional Engineer

PROPOSED DRAINAGE WORK ON

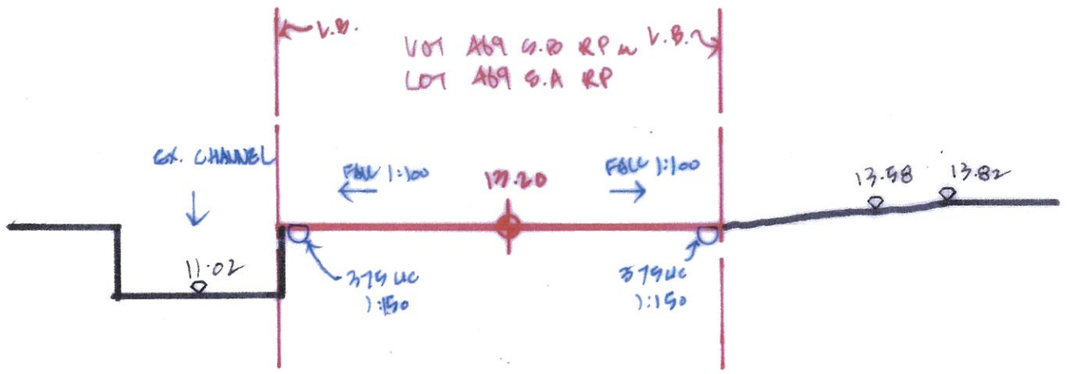
LOT NOS. 469S.ARP(PART) AND 469S.BRP(PART) IN D.D. 110 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG NT

DATE:

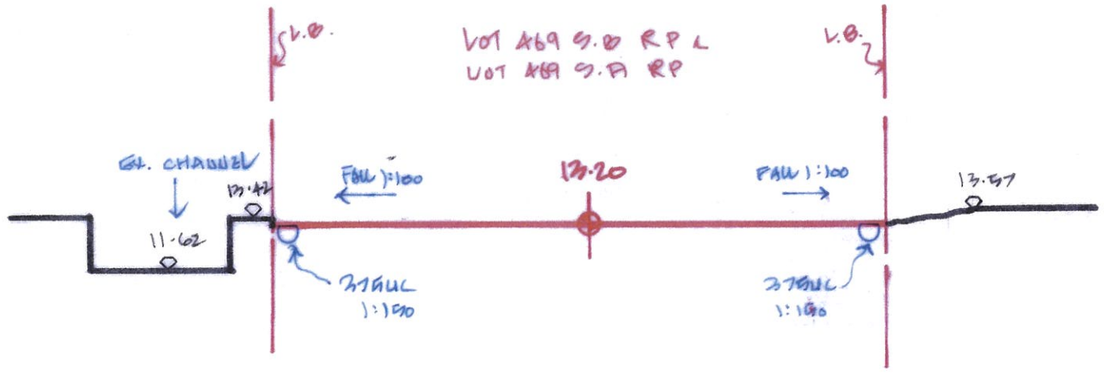
DRAWING : D-2



SECTION A-A 1:200



SECTION B-B 1:200



SECTION C-C 1:200

Your Ref: A/YL-PH/1104 20 MAR 2026

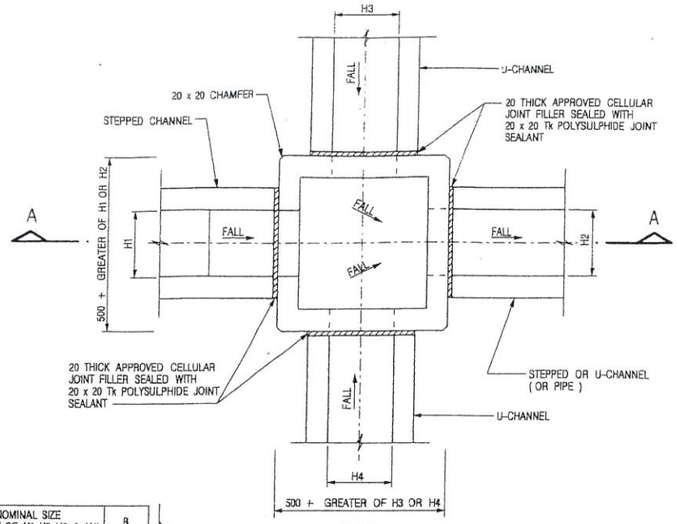
John Kwan Chi Ming

Registered Professional Engineer

PROPOSED DRAINAGE WORK ON

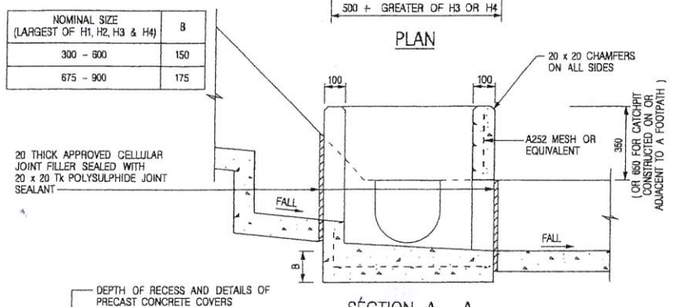
LOT NOS. 469S.ARP(PART) AND 469S.BRP(PART) IN D.D. 110 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG NT

DATE.: DRAWING : D-3

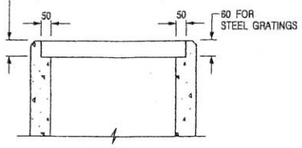


PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 – 600	150
675 – 900	175



SECTION A – A



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

(SHEET 1 OF 5)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20 | DRAWING NO. C2405 /1

DATE JAN 1991

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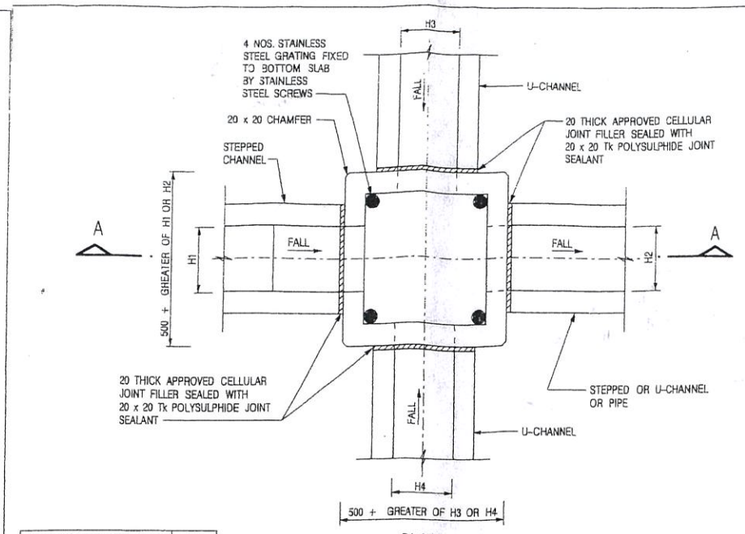
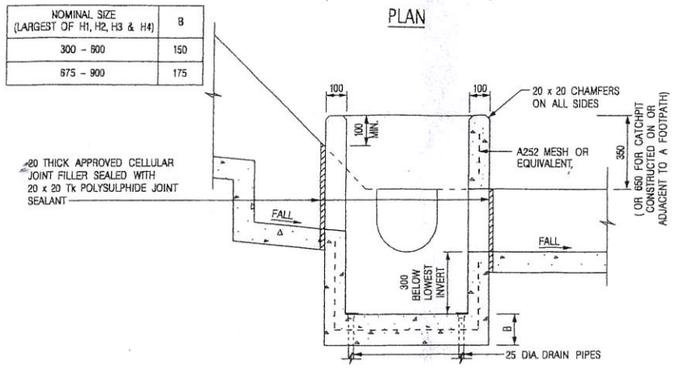


PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 – 600	150
675 – 900	175



SECTION A – A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20 | DRAWING NO. C2406 /1

DATE JAN 1991

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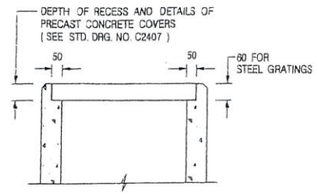

ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT	Original Signed	04.2015
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

CATCHPIT WITH TRAP

(SHEET 2 OF 2)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20 | DRAWING NO. C2406 /2A

DATE JAN 1991

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CP1 – CP5 & CP7

CP6

Your Ref: A/YL-PH/1104 | 20 MAR 2026

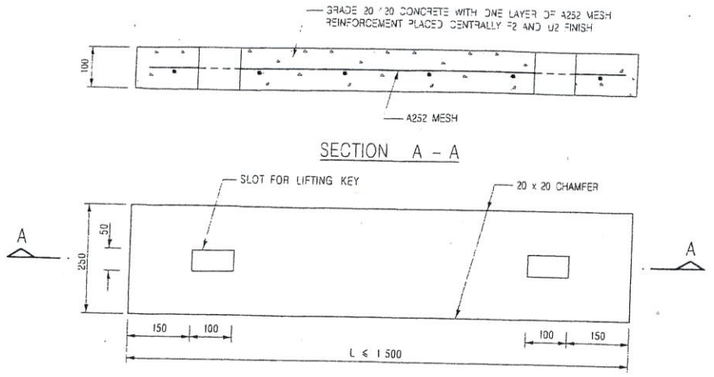
John Kwan Chi Ming

Registered Professional Engineer

PROPOSED DRAINAGE WORK ON

LOT NOS. 469S.ARP(PART) AND 469S.BRP(PART) IN D.D. 110 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG NT

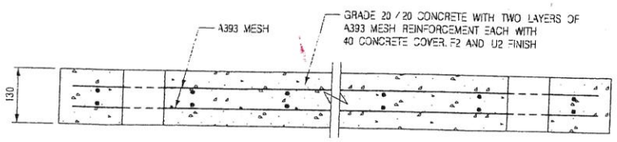
DATE : | DRAWING : D-4



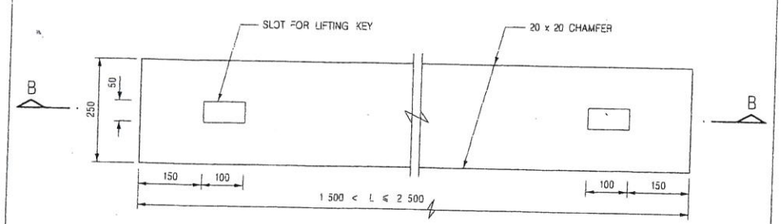
SECTION A – A

PLAN

TYPE 1 – FOR SPAN UP TO 1.5 m



SECTION B – B



PLAN

TYPE 2 – FOR SPANS 1.5 m TO 2.5 m

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL EXTERNAL EDGES OF THE COVERS SHALL BE 20mm CHAMFERED.

REF.	REVISION	SIGNATURE	DATE
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	GENERAL REVISION	Original Signed	12.2002

PRECAST CONCRETE COVERS FOR CATCHPIT AND SAND TRAP

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 10 | DRAWING NO. C2407B

DATE JAN 1991

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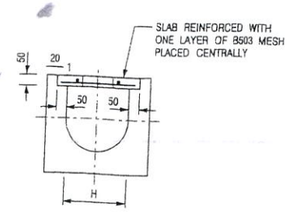
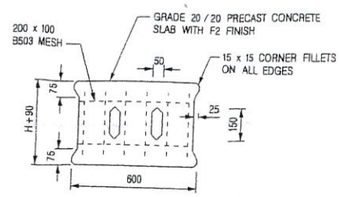


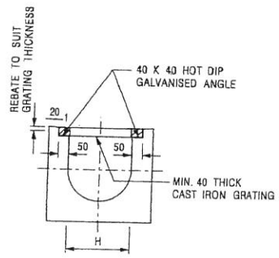
TYPICAL SECTION



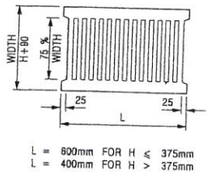
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

REF.	REVISION	SIGNATURE	DATE
E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002

COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20 | DRAWING NO. C2412E

DATE JAN 1991

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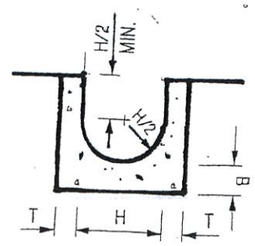


DETAIL OF U CHANNEL

DIMENSION TABLE

NOMINAL SIZE H	T	B	D
300	80	100	350
375	100	150	540
450	100	150	575
525	100	150	615
600	100	150	650
675	125	175	740
750	125	175	775
900	125	175	850

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. FOR DIMENSIONS OF CHANNELS SEE TABLE.
3. ALL CONCRETE SHALL BE GRADE 20 / 20.
4. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
5. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 10 METRES WITH DETAILS AS SHOWN ON STD. DRG. NO. C2413.
6. 675 – 900 CHANNELS SHALL BE REINFORCED AS SHOWN ON STD. DRG. NO. C2410.

Your Ref: A/YL-PH/1104

20 MAR 2026

John Kwan Chi Ming

Registered Professional Engineer

PROPOSED DRAINAGE WORK ON

LOT NOS. 469S.ARP(PART) AND 469S.BRP(PART) IN D.D. 110 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG NT

DATE:

DRAWING : D-5

RATIONAL METHOD

200 years

a = 501

b = 2.45

c = 0.348

Checking of Channel size

roughness factor (n) = 0.013

Calculation of Flow Rate

Refer to the attached drawing no. SKETCH A

Channel	Catchment	Length L1 (m)	Length L2 (m)	Channel Gradient S (1 in)	Measured Catchment Area Am (m^2)	Run off Coeff. C	Catchment Ave. Slope H (m per 100 m)	Inlet Time t_0 (mins)	Travel Time t_f (mins)	Time of Conc. t_c (mins)	Rain Intensity i (mm/hr)	Required Flow Rate Q (req) (m^3/s)	Channel Size D (mm)	Type	Free Board (mm)	Hydraulic Perimeter P (m)	Hydraulic Area Ah (m^2)	Hydraulic Radius R = Ah/P (m)	Flow Vel. Vf (m/s)	Flow Rate Q (des) (m^3/s)	Ratio of Q(des)/Q(Areq	Status (1*Q(Areq)< Q(des)?)	Remarks
UC 1	AR 1	58	15	150	1400	1	1	4.07	0.16	4.23	300.17	0.1168	375	Channel	50	0.86	0.11	0.12	1.56	0.17	1.42	OK !	

General Formulas :

1. S = (USIL - DSIL)/L
2. to = 0.14465*L/(H^0.2*A^0.1)
3. i = a / { (tc + b)^c} ..... (I,D,F Relationship)
4. Vf = (1 /n) * R ^(2/3)* S ^0.5 ..... (Manning's formula)
5. Q = Ah * Vf
6. tc = to + tf

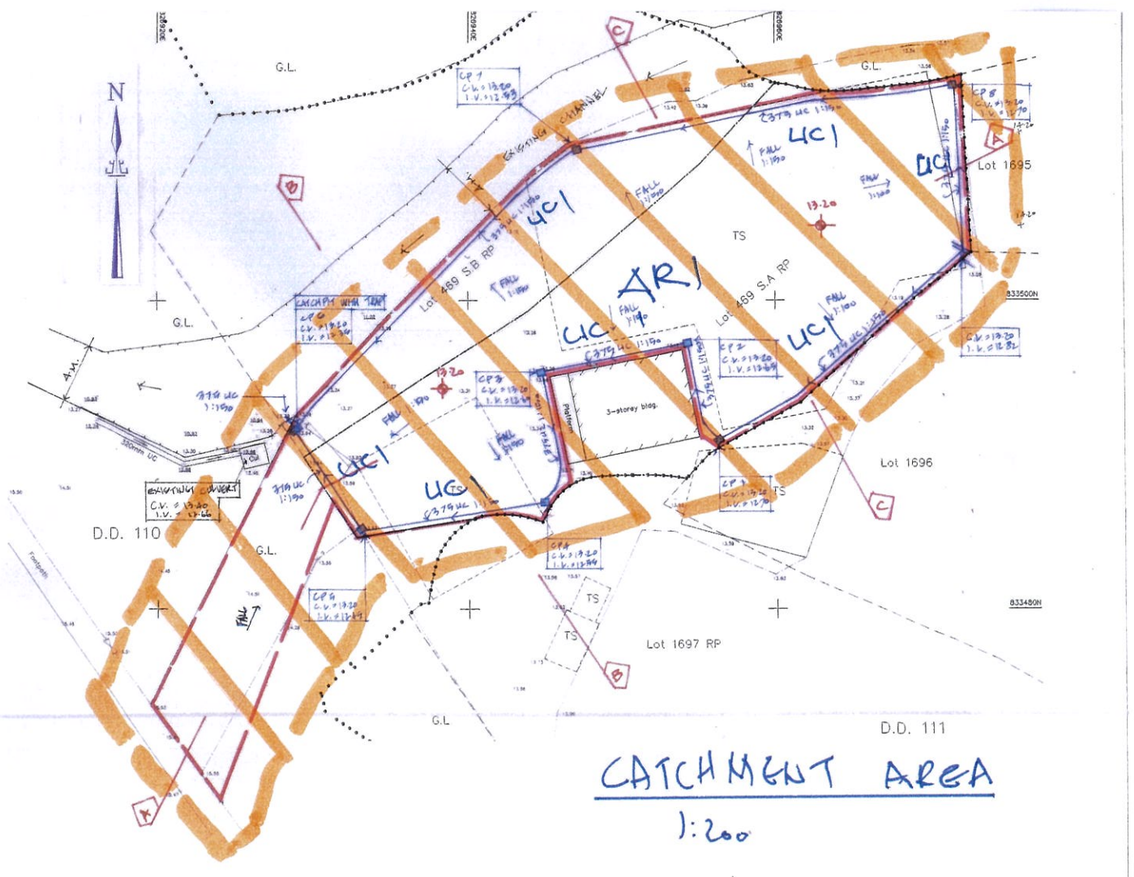
i - extreme mean intensity in mm/hr, where a, b, and c are storm constants given in table 3 of Stormwater Drainage Manual by DSD.

L - Distance in metres measured on the line of natural flow between the design section and that point of the catchment from which water would take the longest time to reach the design section.

Note : Equation 2-5 from *Geotechnical Manual For Slopes*

CALCULATION

Filename : A200a/b



Your Ref: A/YL-PH/1104

20 MAR 2026

John Kwan Chi Ming

Registered Professional Engineer

PROPOSED DRAINAGE WORK ON

LOT NOS. 469S.ARP(PART) AND 469S.BRP(PART) IN D.D. 110 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG NT

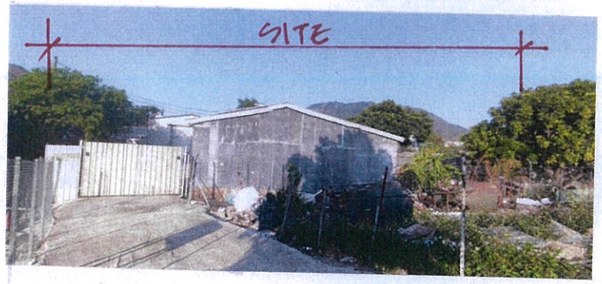
DATE :

DRAWING : D-6

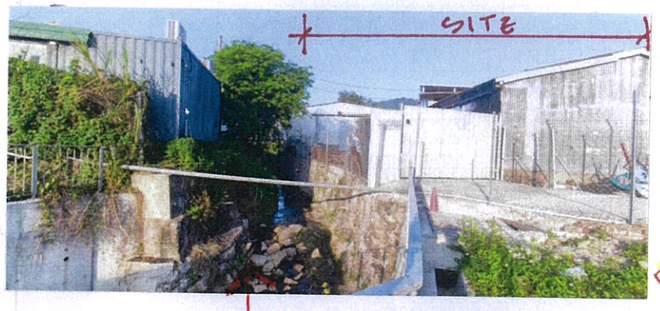
1

5

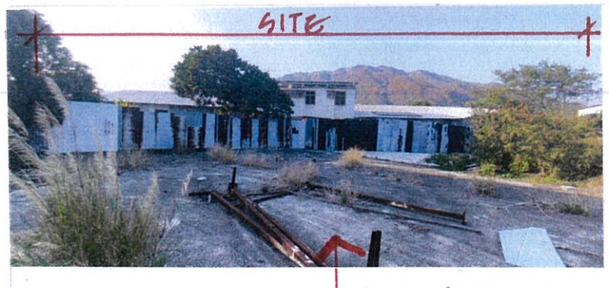
6



2



3



4

1

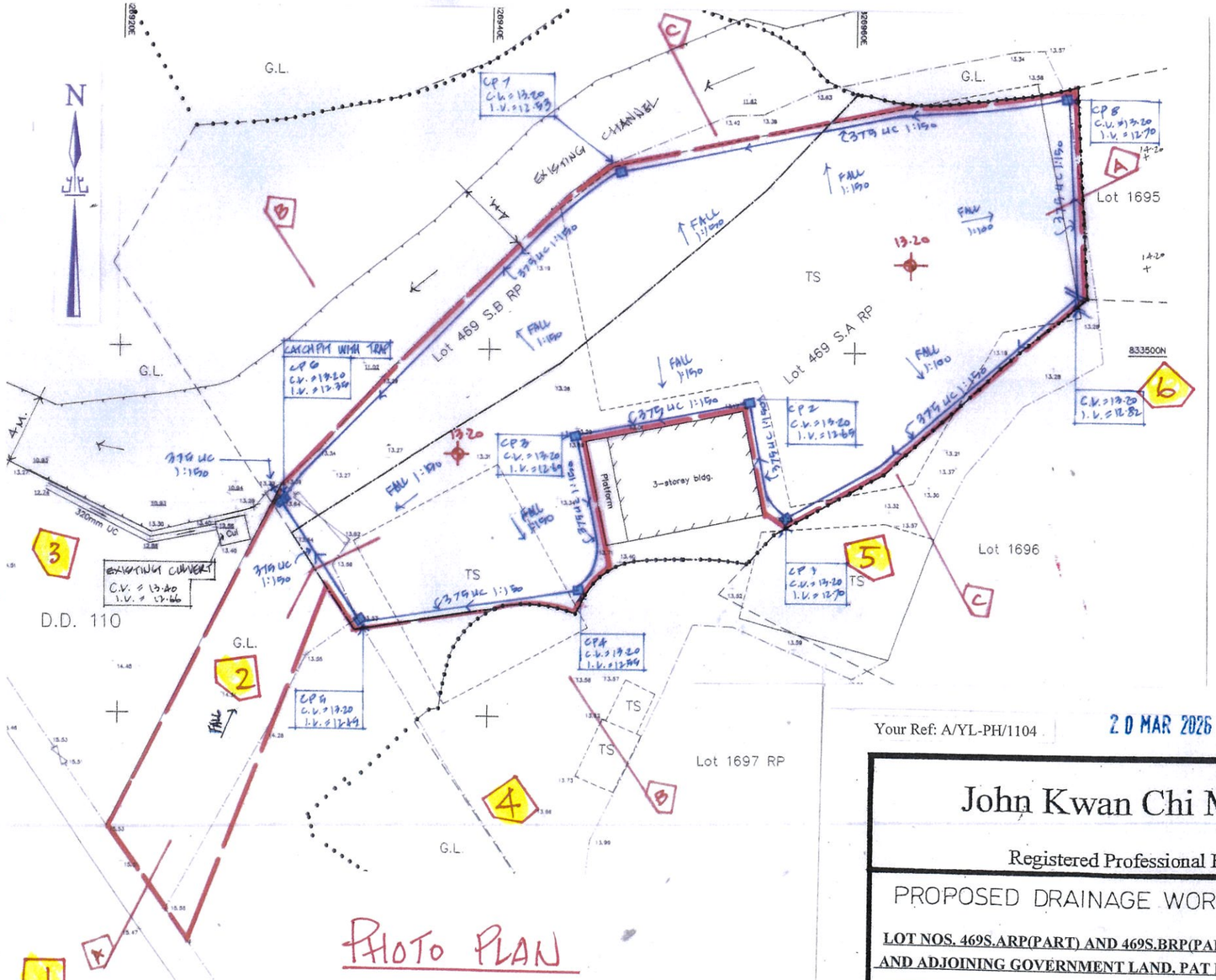


PHOTO PLAN

Your Ref: A/YL-PH/1104

20 MAR 2026

John Kwan Chi Ming

Registered Professional Engineer

PROPOSED DRAINAGE WORK ON

LOT NOS. 469S.ARP(PART) AND 469S.BRP(PART) IN D.D. 110 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG NT

DATE.:

DRAWING : D-7.11