

Our Ref.: [REDACTED]

9 July 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 provide herewith a revised drainage proposal for submission in support of 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]

[REDACTED]
Your Ref: A/YL-PH/1104

Date: 9 JUL 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 recent letter with ref.: A/YL-PH/1104, [REDACTED] with Tel [REDACTED]
[REDACTED]

we would like to reply your comment in the following points:

(i) It is confirmed the following statement by lot owner.

- all the proposed works/structure will be placed 3m away from the top of bank (and all existing building or works within 3m from top of bank to be demolished if any); and no any foundation or structure of proposed development loading imposed onto this existing channel.

And no adverse drainage impact to be created to this existing channel during and after construction works.

(ii) It is confirmed the following statement by lot owner.

- No site formation/leveling works to be carried out under this application.

(iii) A gap at toe of proposed hoarding is to be carried out (about 100mm) as shown on the revised drawings.

(iv) Noted, it is to be carried out by lot owner if any. We have checked that the provision of the drainage system in the captioned lot using the proposed 375UC and 450UC connecting to the existing culvert and then connecting to the existing main drainage channel are adequate.

(v) Noted, photos shown on drawing.

(vi) Noted, no adverse effect to the adjacent land and or existing streams etc.

(vii) Noted, it is to be carried out by lot owner if any.

[REDACTED]

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 and 450UC connecting to the existing culvert and then 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

[REDACTED]



BLOCK PLAN 1:1000

- 9 JUL 2026

Your Ref: A/YL-PH/1104

~~20 MAR 2026~~

~~12 MAY 2026~~

John Kwan Chi Ming

Registered Professional Engineer

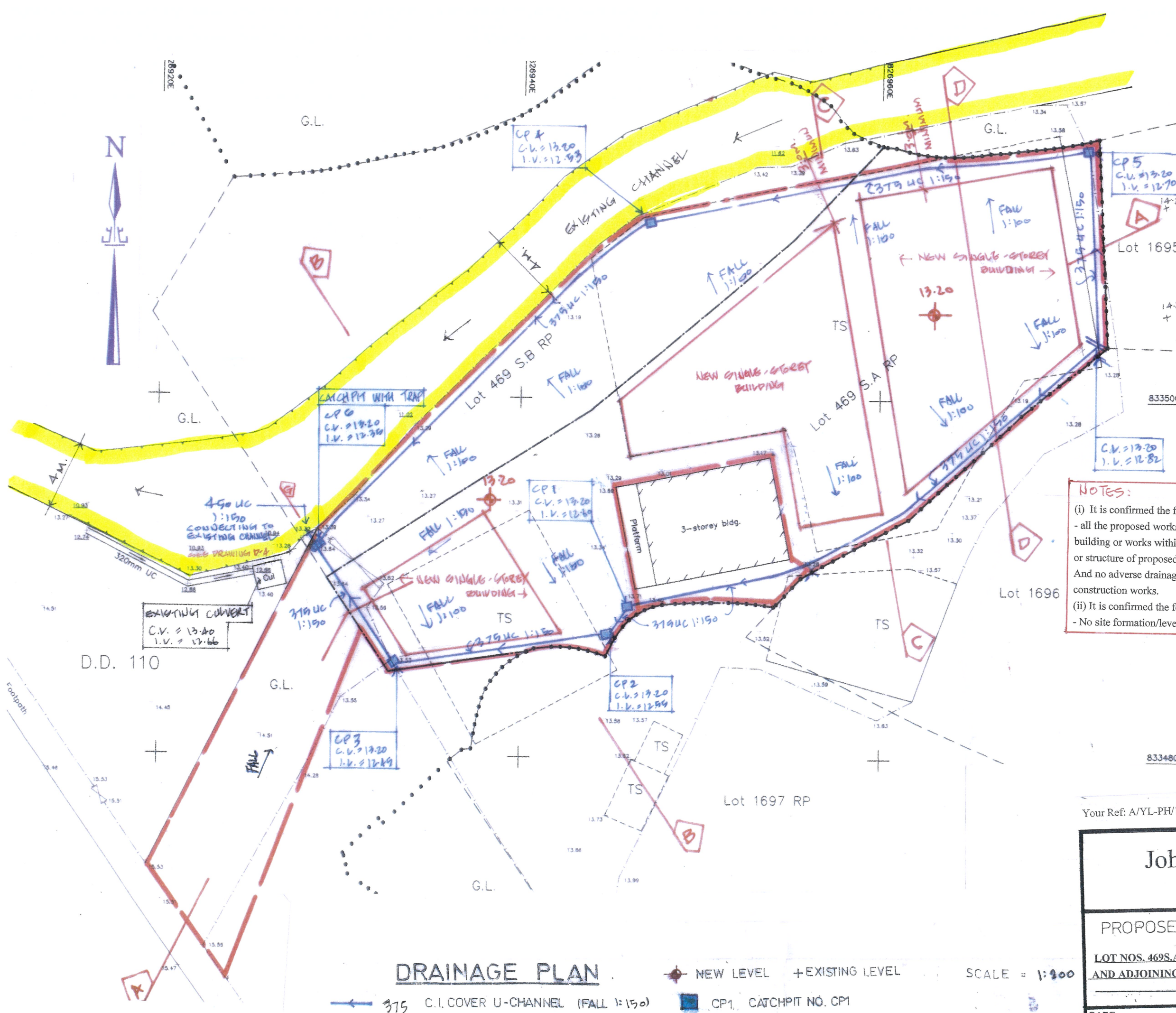
PROPOSED DRAINAGE WORK ON

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

DATE: _____

DRAWING: _____

P 1/9



LEGEND

- EXISTING MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED TERMINAL MANHOLE
- LOT BOUNDARY
- C.L. COVER LEVEL
- I.L. INVERT LEVEL
- D.L.T. DISCONNECTING TRAP LEVEL
- EX. EXISTING
- NEW LEVEL
- EXISTING LEVEL

NOTES:

(i) It is confirmed the following statement by lot owner.
- all the proposed works/structure will be placed 3m away from the top of bank (and all existing building or works within 3m from top of bank to be demolished if any); and no any foundation or structure of proposed development loading imposed onto this existing channel.
And no adverse drainage impact to be created to this existing channel during and after construction works.

(ii) It is confirmed the following statement by lot owner.
- No site formation/leveling works to be carried out under this application.

DRAINAGE PLAN

375 C.I. COVER U-CHANNEL (FALL 1:150)
450
CP1, CATCHPIT NO. CP1
INFALL & OUTFALL LEVEL OF CATCHPIT TO BE THE SAME

NEW LEVEL + EXISTING LEVEL
SCALE = 1:200

833480N

- 9 JUL 2026
~~20 MAR 2026~~
~~12 MAY 2026~~

Your Ref: A/YL-PH/1104

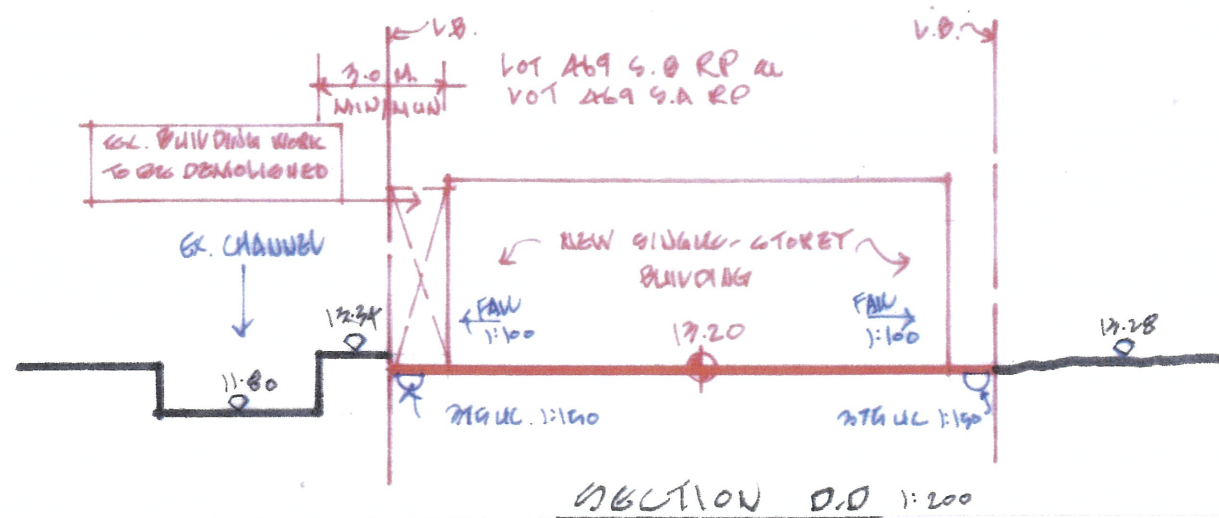
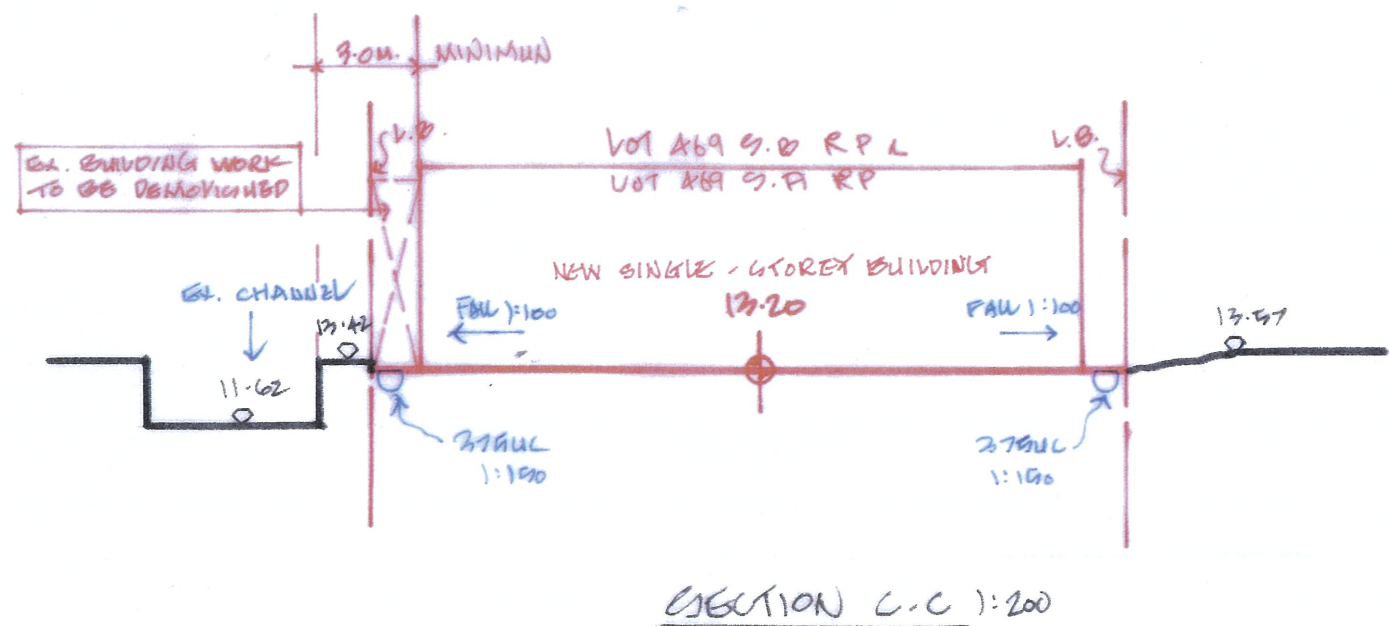
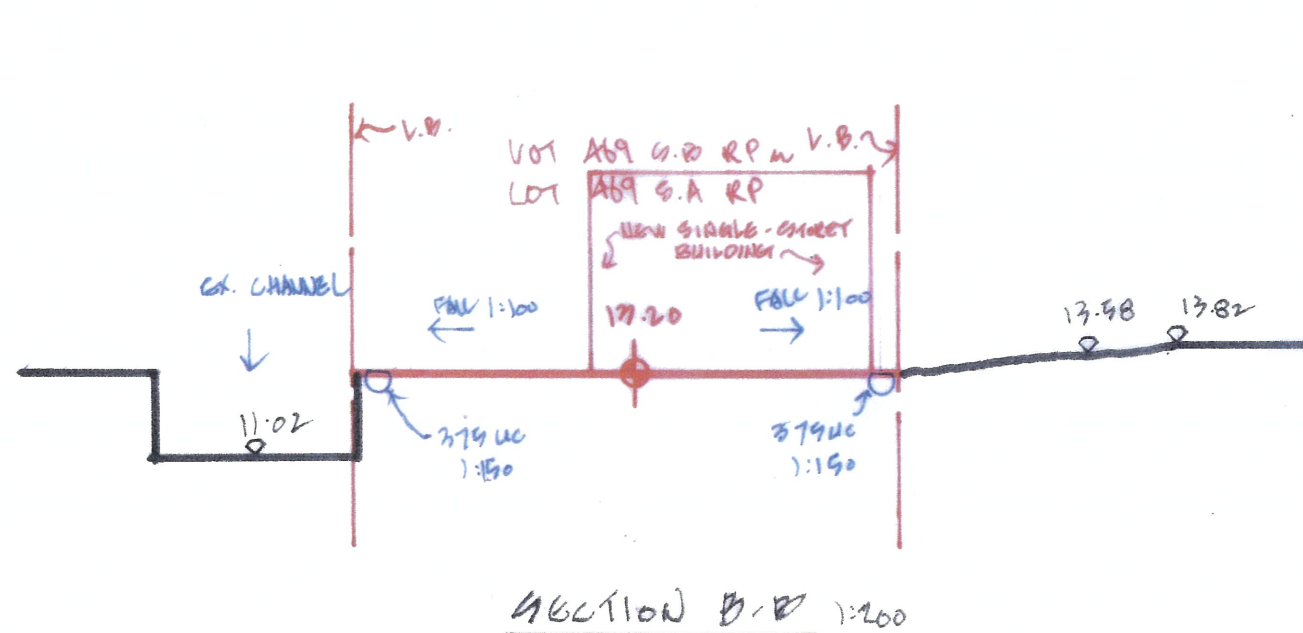
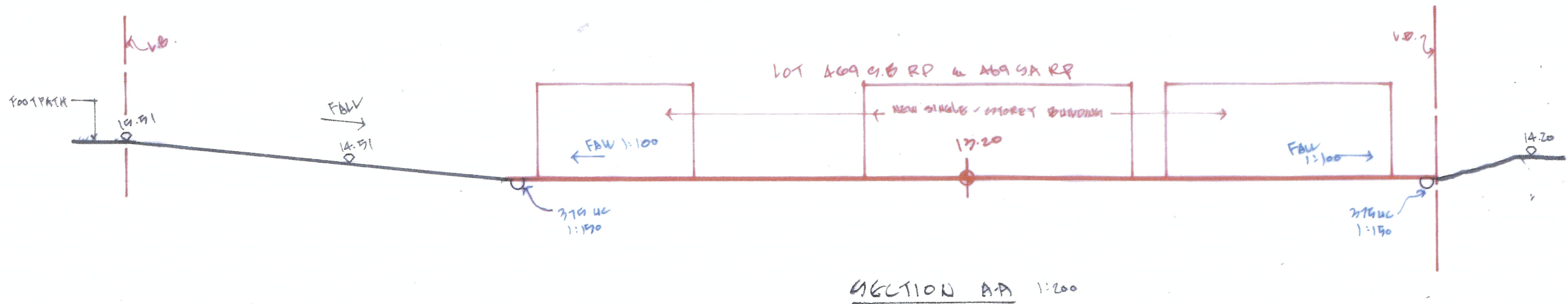
John Kwan Chi Ming

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
-------	--------------



9 JUL 2026

Your Ref: A/YL-PH/1104

20 MAR 2026

12 MAY 2026

John Kwan Chi Ming

Registered Professional Engineer

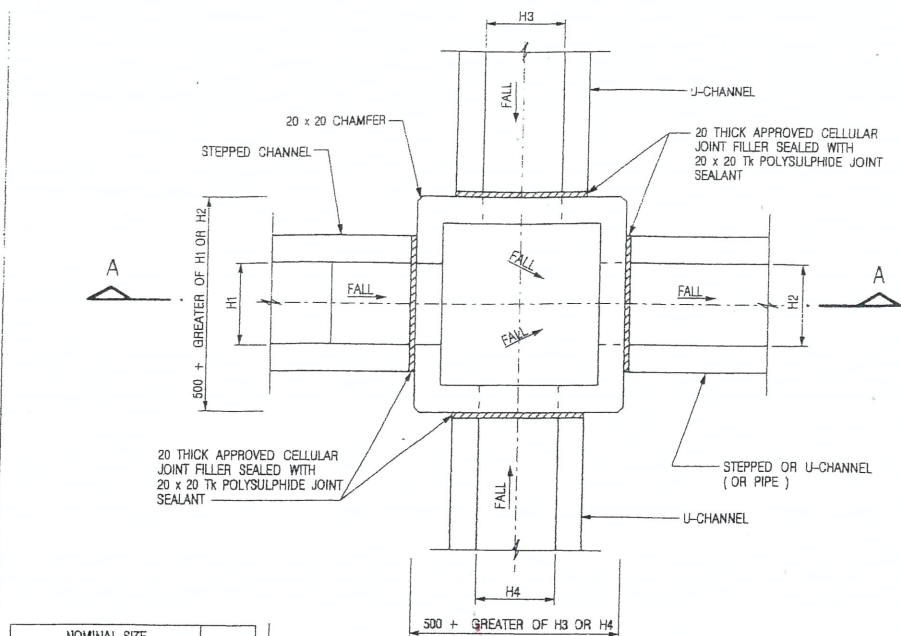
PROPOSED DRAINAGE WORK ON

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

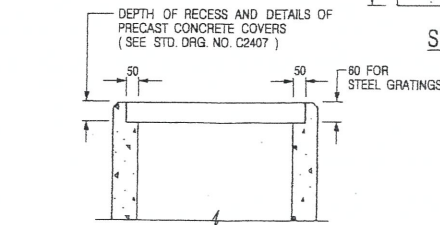
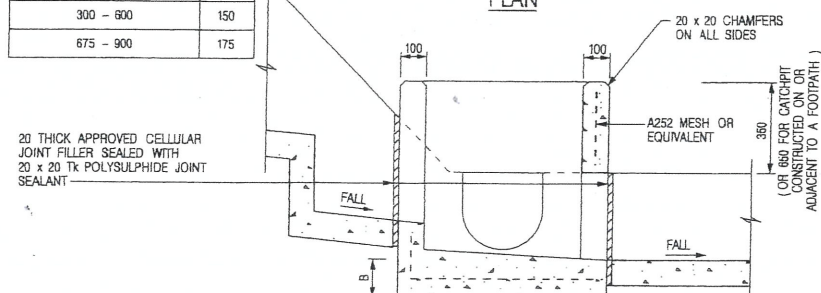
DATE:

DRAWING:

D-3



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



ALTERNATIVE TOP SECTION FOR
PRECAST CONCRETE COVERS / GRATINGS

STANDARD CATCHPIT DETAILS
(SHEET 1 OF 5)

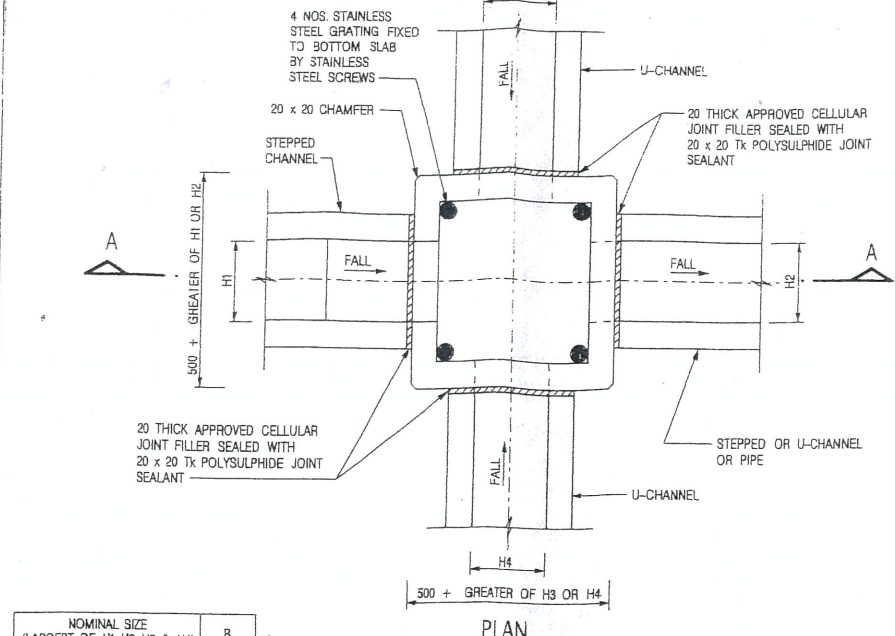
卓越工程 建設香港

REF.	REVISION	SIGNATURE	DATE
------	----------	-----------	------

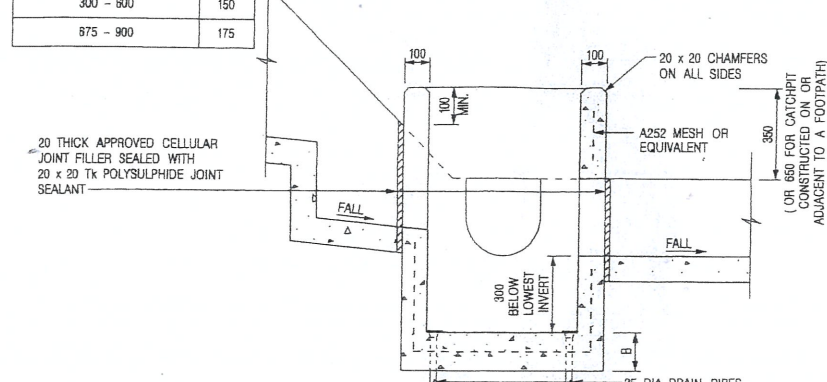
CEDD CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1:20
DATE JAN 1991
DRAWING NO. C2405 /1

We Engineer Hong Kong's Development



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



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

CP-6

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

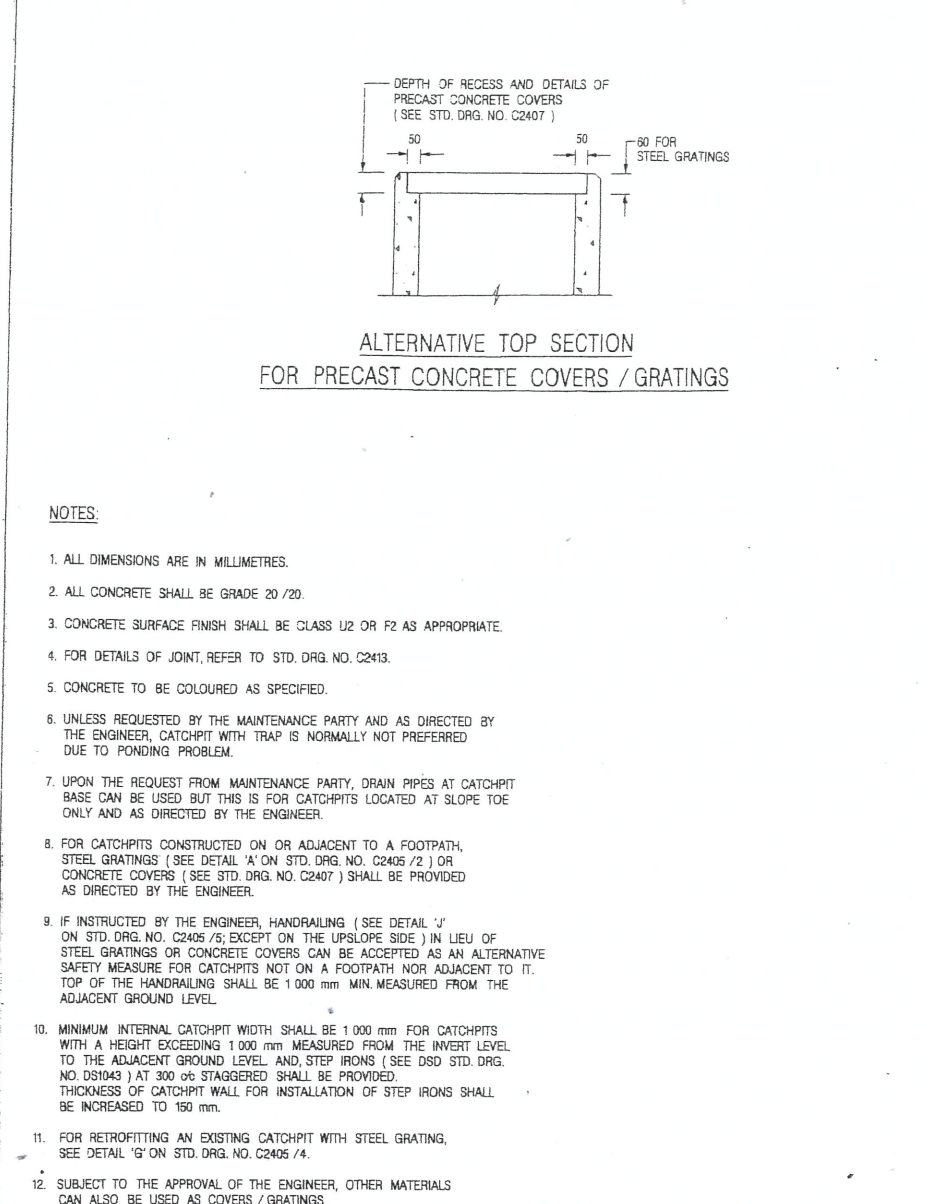
卓越工程 建設香港

REF.	REVISION	SIGNATURE	DATE
------	----------	-----------	------

CEDD CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1:20
DATE JAN 1991
DRAWING NO. C2406 /1

We Engineer Hong Kong's Development



- NOTES:
- ALL DIMENSIONS ARE IN MILLIMETRES.
 - ALL CONCRETE SHALL BE GRADE 20 /20.
 - CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
 - FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
 - CONCRETE TO BE COLOURED AS SPECIFIED.
 - UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
 - 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.
 - 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.
 - 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 1000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
 - MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND STEP IRONS (SEE STD. DRG. NO. D51043) AT 300 mm STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
 - FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
 - SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

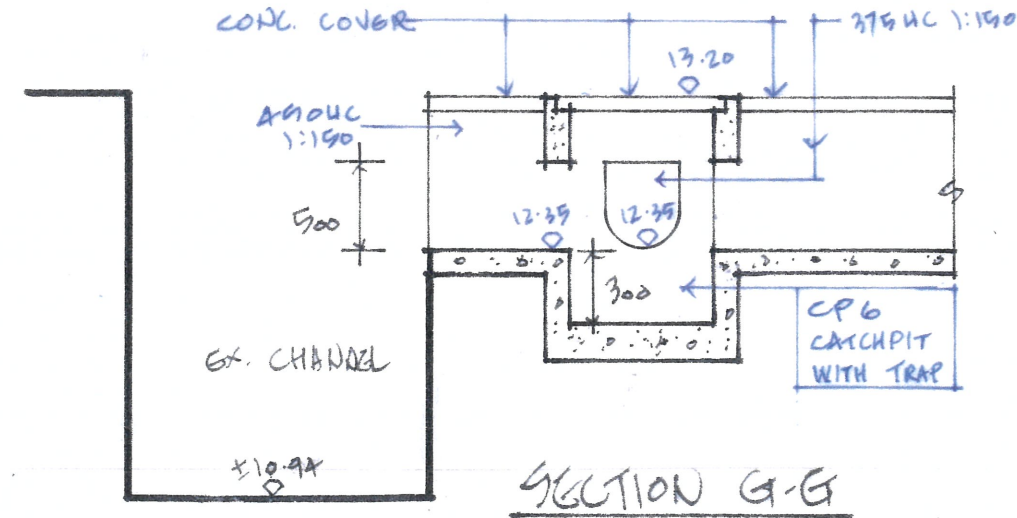
REF.	REVISION	SIGNATURE	DATE
------	----------	-----------	------

CEDD CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1:20
DATE JAN 1991
DRAWING NO. C2406 /2A

We Engineer Hong Kong's Development

CP1 - CP5



SECTION G-G

Your Ref: A/YL-PH/1104

20 MAR 2026

12 MAY 2026

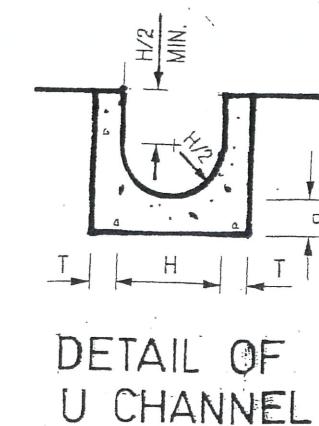
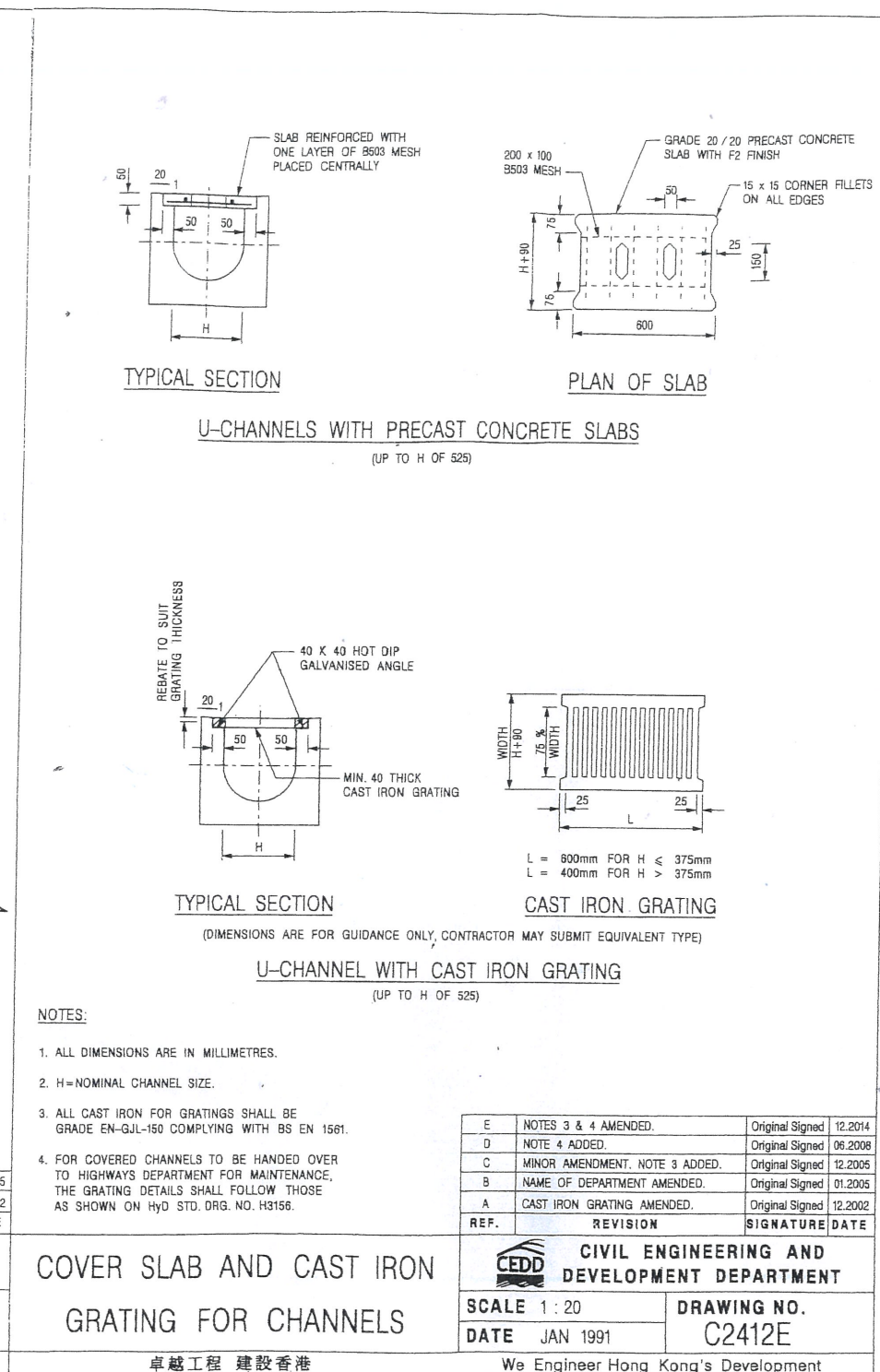
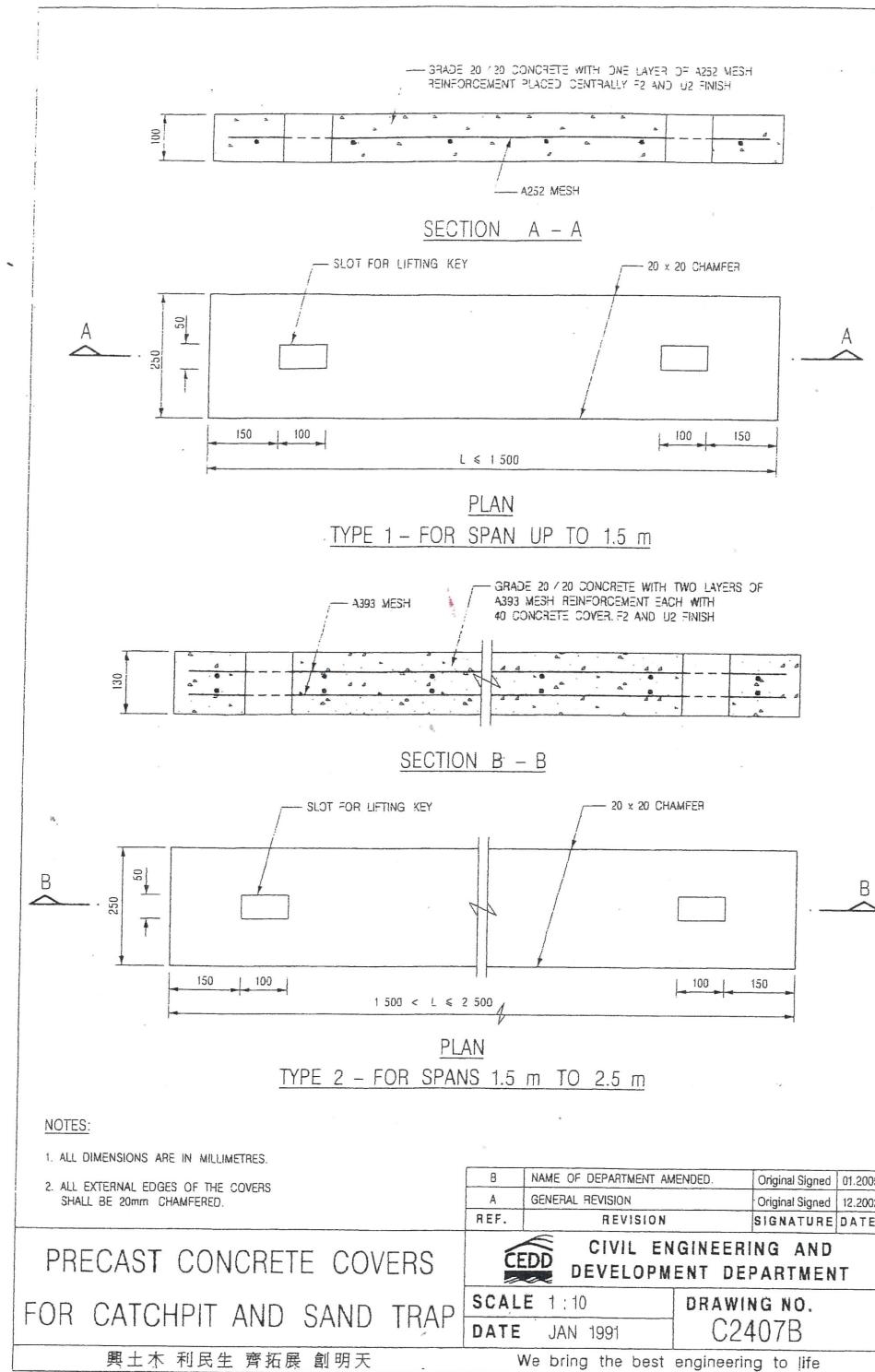
John Kwan Chi Ming

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



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:

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

- 9 JUL 2026

Your Ref: A/YL-PH/1104

20 MAR 2026

12 MAY 2026

John Kwan Chi Ming

Registered Professional Engineer

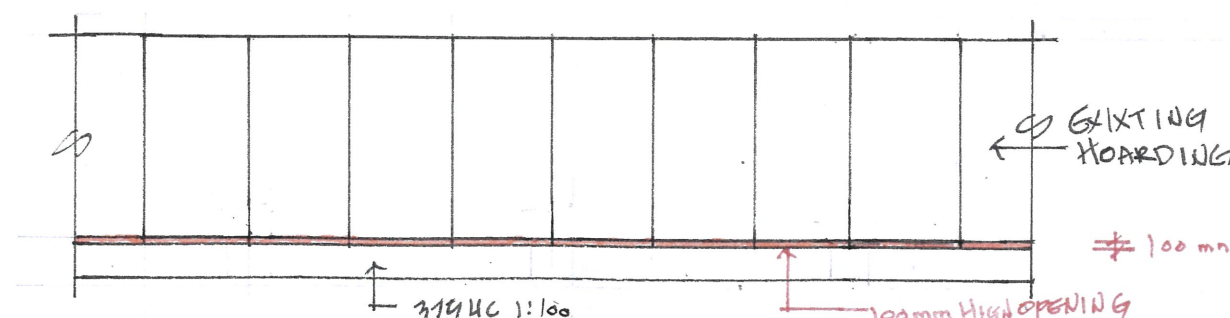
PROPOSED DRAINAGE WORK ON

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



DETAIL OF HOARDING OPENING 1:75

RATIONAL METHOD

Calculation of Flow Rate

Refer to the attached drawing no. SKETCH A

200 years

a = 501

Checking of Channel size

b = 2.45

roughness factor (n) = 0.013

c = 0.348

Channel	Catchment	Length L1 (m)	Length L2 (m)	Channel Gradient S (1 in)	Measured Catchment Area Am (m²)	Run off Coeff. C	Catchment Ave. Slope H (m per 100 m)	Inlet Time ti (mins)	Travel Time tr (mins)	Time of Conc. tc (mins)	Rain Intensity i (mm/hr)	Required Flow Rate Q (req) (m³/s)	Channel Size D (mm)	Type	Free Board (mm)	Hydraulic Perimeter P (m)	Hydraulic Area Ah (m²)	Hydraulic Radius R = Ah/P (m)	Flow Vel. Vt (m/s)	Flow Rate Q (des) (m³/s)	Ratio of Q(des)/Q(req)	Status (1*Q(Req) < Q(des)?)	Remarks
UC 1	AR 1	10	48	150	700	1	1	0.75	0.51	1.26	368.10	0.0716	375	Channel	50	0.88	0.11	0.12	1.56	0.17	2.32	OK!	
UC 2	AR 2	10	48	150	650	1	1	0.76	0.51	1.27	367.91	0.0685	375	Channel	50	0.88	0.11	0.12	1.56	0.17	2.50	OK!	
UC 3	AR 1+AR2	1	2	150	1350	1	1	0.07	0.02	0.09	420.21	0.1577	450	Channel	50	1.08	0.16	0.15	1.77	0.28	1.78	OK!	

General Formulas:

- $S = (USIL - DSIL)/L$
- $to = 0.14465 * L / (H^{0.2} * A^{0.1})$
- $i = a / ((tc + b)^c)$
- $Vt = (1/n) * R^{2/3} * S^{1/2}$
- $Q = Ah * Vt$
- $tc = to + tr$

(I,D,F Relationship)
(Manning's formula)

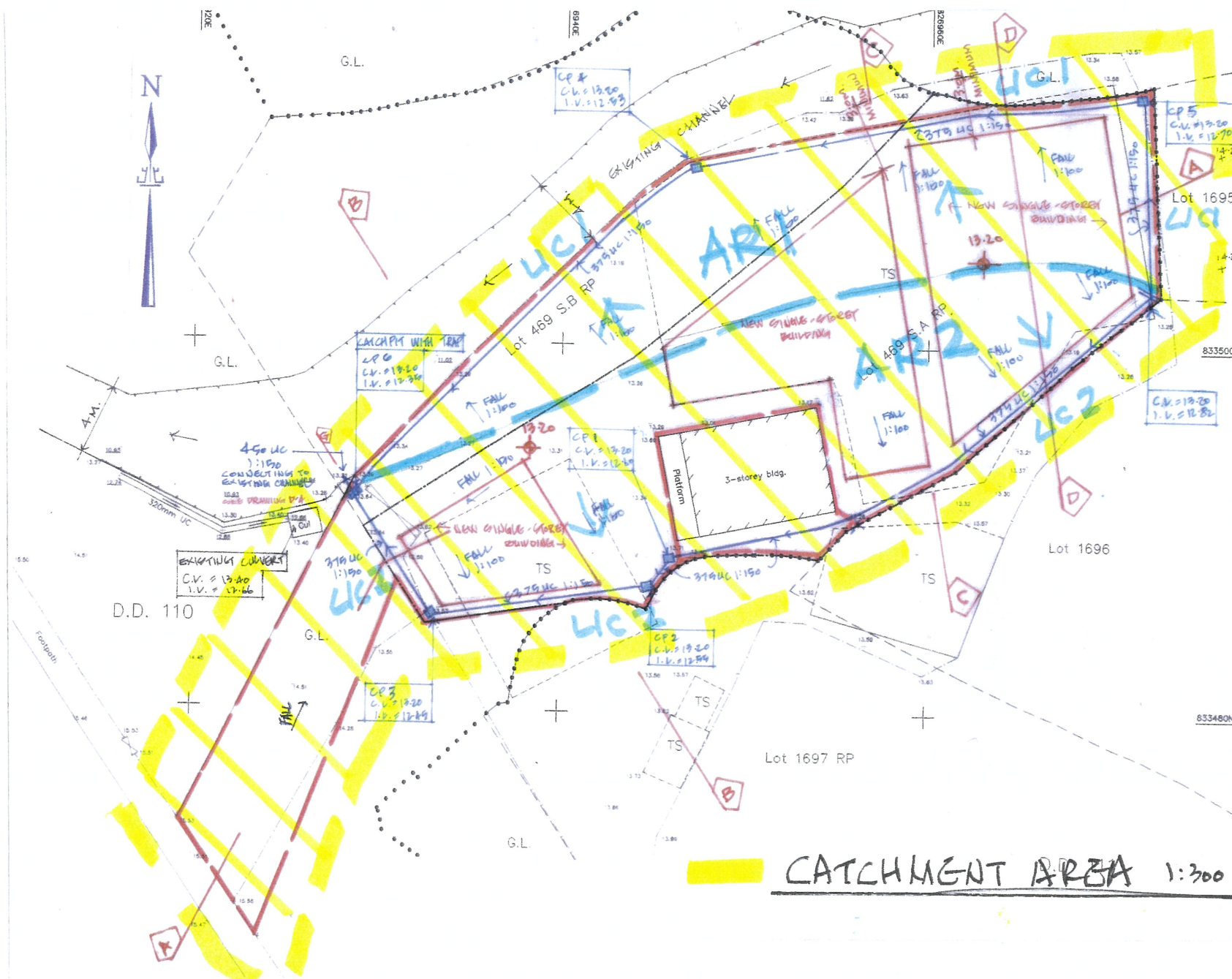
CAVOLUTION

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

Filename: A200a/b



9 JUL 2026

Your Ref: A/YL-PH/1104

20 MAR 2026

12 MAY 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

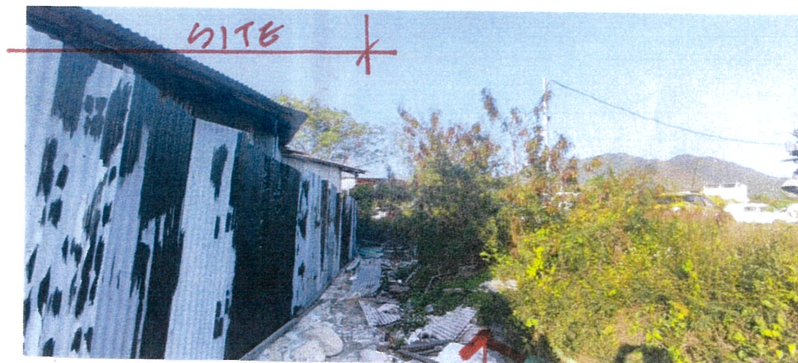
DATE:

DRAWING:

D-6



1



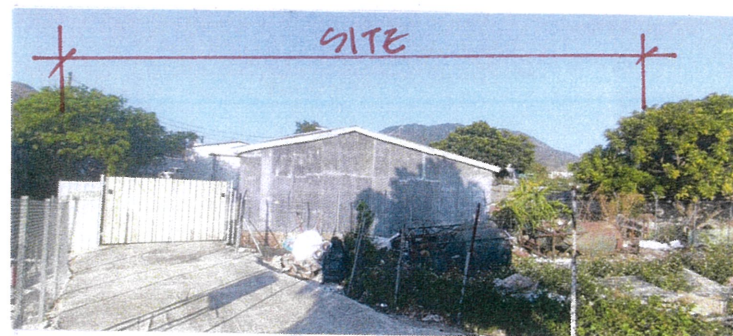
5



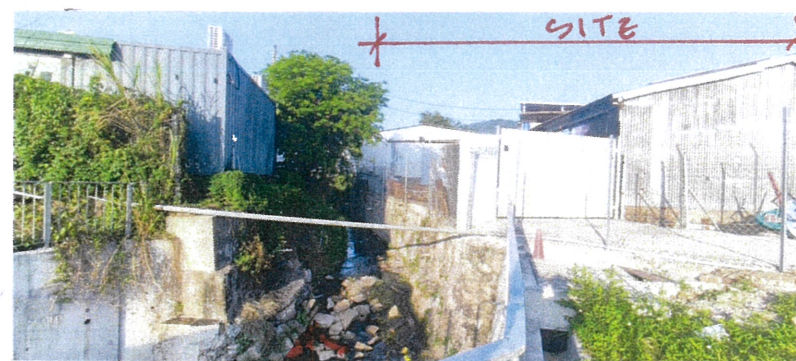
6

LOT 1696

LOT 1695



2

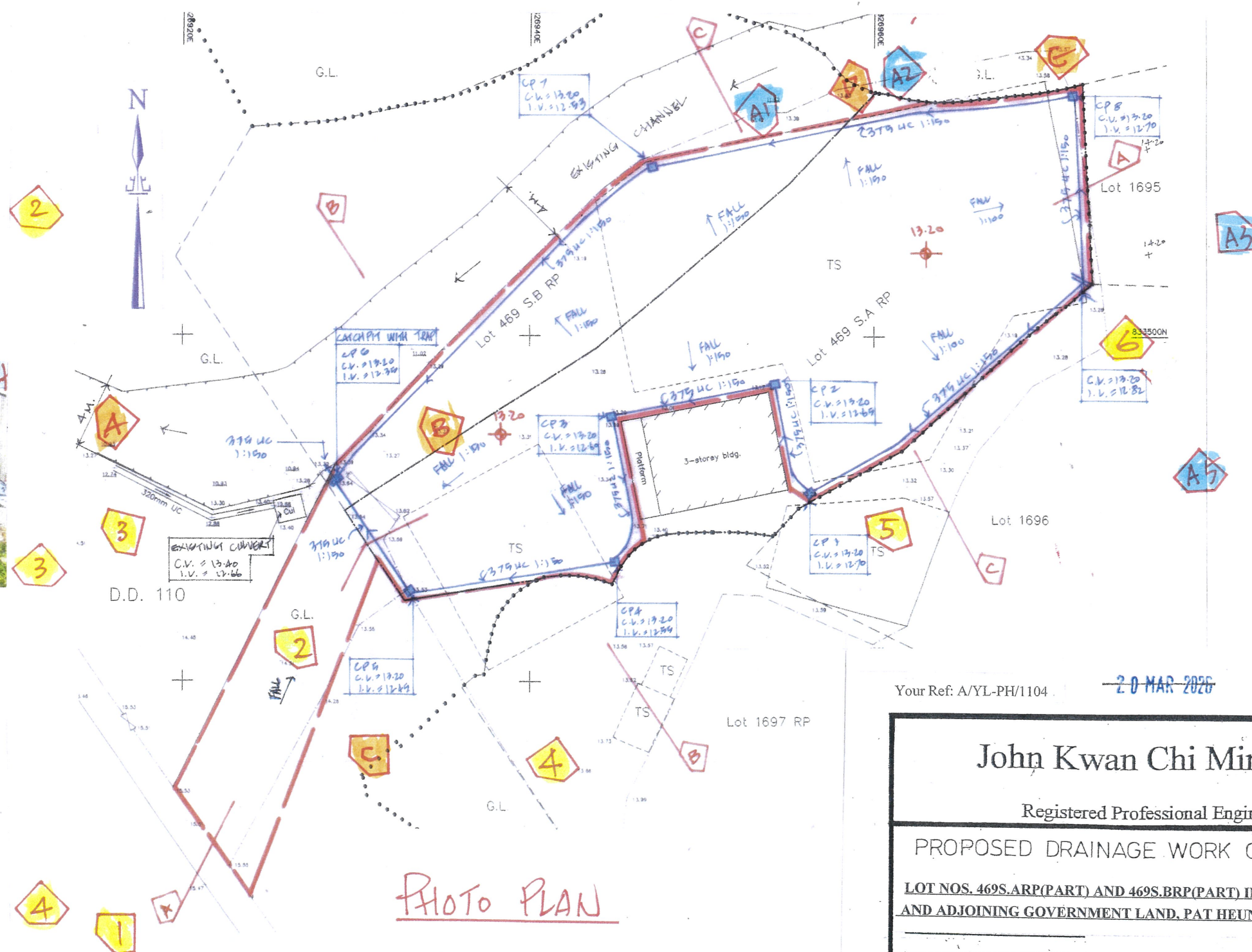


3

EXISTING CHANNEL



LOT 1697 RP



9 JUL 2026

Your Ref: A/YL-PH/1104

20 MAR 2026

12 MAY 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:

P-7

SITE



A

SITE

SITE



D

SITE



B

SITE

E



C

PHOTO PLAN

9 JUL 2026

Your Ref: A/YL-PH/1104

20 MAR 2026

12 MAY 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-8

SITE



A1

SITE



A2

LOT 1696

SITE 1



A3

SITE

EX. 3-STORY BLDG.



A4

SITE

LOT 1695



A5

PHOTO PLAN

- 9 JUL 2026

Your Ref: A/YL-PH/1104

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-9