

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
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/L15

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]
[REDACTED]
Date: 19 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, by [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

Address: [REDACTED]

E-mail: [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

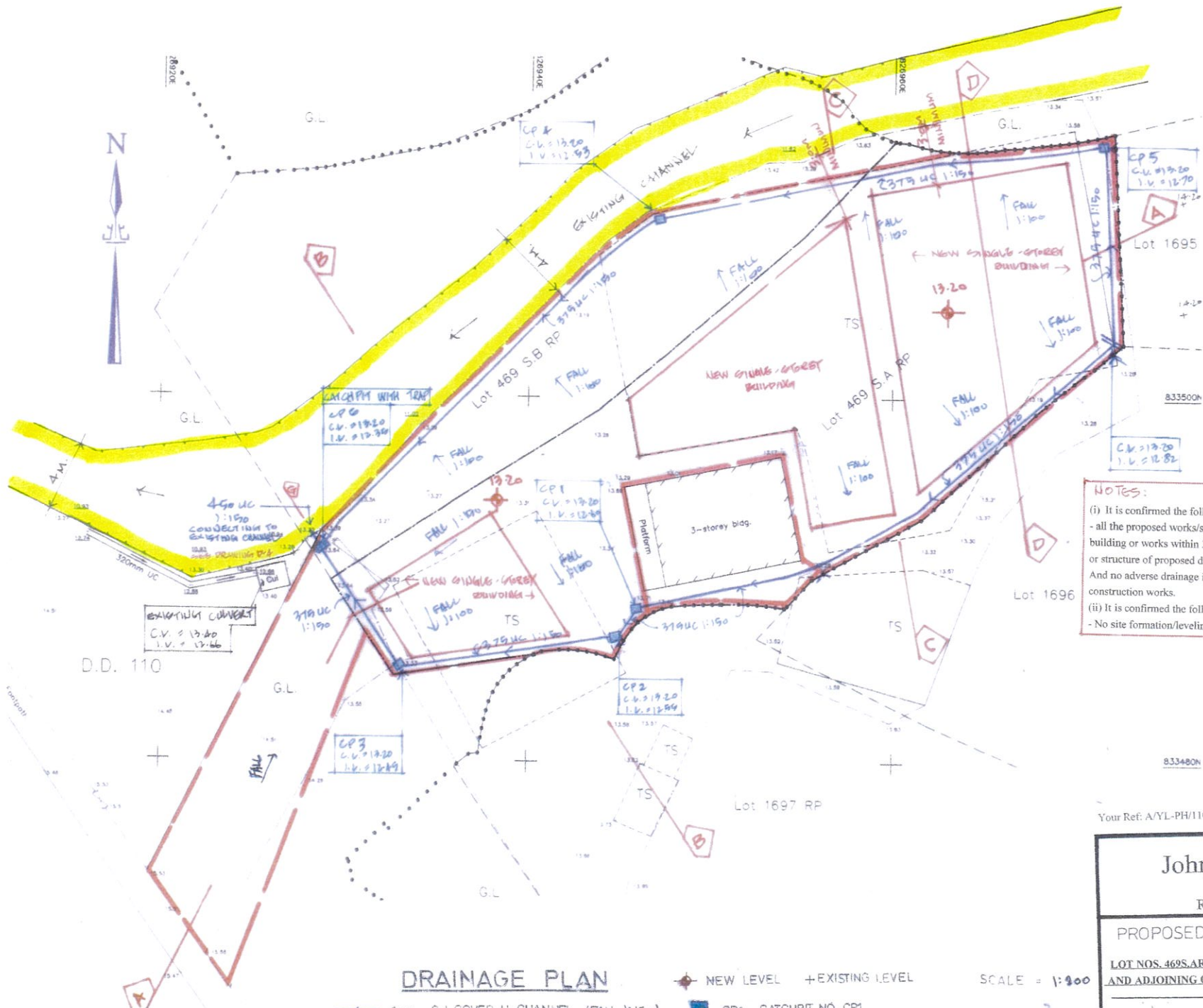
PROPOSED DRAINAGE WORK ON

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

DATE:

DRAWING:

01/9



(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.

9 JUL 2026
20 MAR 2026
12 MAY 2026

Your Ref: A/YL-PH/1104

John Kwan Chi Ming

Registered Professional Engineer

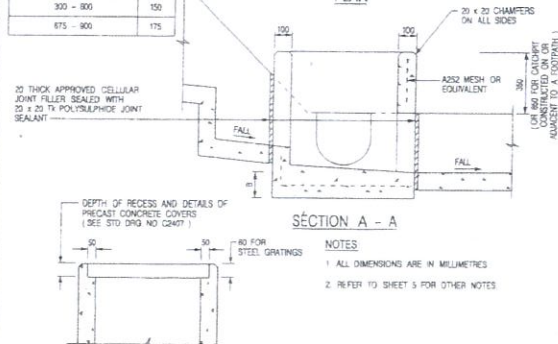
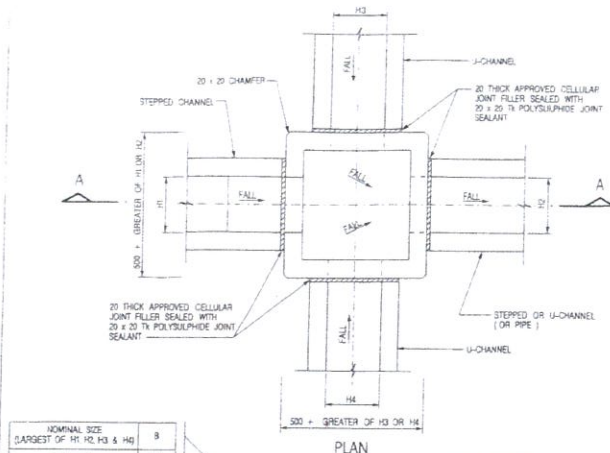
PROPOSED DRAINAGE WORK ON

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

DATE

DRAWING

0-2



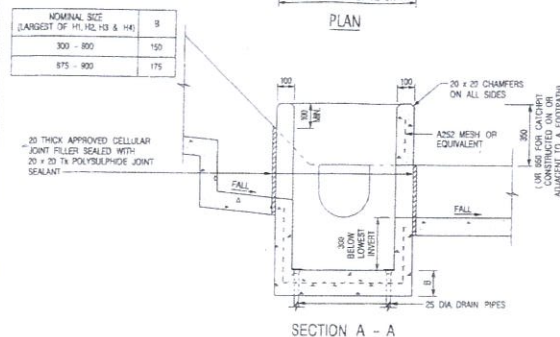
ALTERNATIVE TOP SECTION FOR
PRECAST CONCRETE COVERS / GRATINGS

STANDARD CATCHPIT DETAILS
(SHEET 1 OF 5)

卓越工程 建設香港

REF.	FORMER DRS NO. C2406	Original Signed	03.2015
REVISION		SIGNATURE	DATE
SCALE	1:20	DRAWING NO.	C2406 /1
DATE	JAN 1991		

We Engineer Hong Kong's Development



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.	FORMER DRS NO. C2406	Original Signed	03.2015
REVISION		SIGNATURE	DATE
SCALE	1:20	DRAWING NO.	C2406 /1
DATE	JAN 1991		

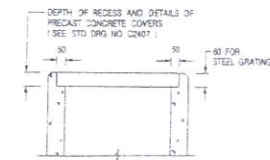
We Engineer Hong Kong's Development

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 'V' ON STD. DRG. NO. C2405 /3) 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 NOT ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. 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. C2404) AT 300 mm 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 GRATINGS, SEE DETAIL 'D' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

卓越工程 建設香港



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

REF.	FORMER DRS NO. C2406	Original Signed	03.2015
REVISION		SIGNATURE	DATE
SCALE	1:20	DRAWING NO.	C2406 /2A
DATE	JAN 1991		

We Engineer Hong Kong's Development

- 9 JUL 2026

Your Ref: A/YL-PH/1104

20 MAR 2026

12 MAY 2026

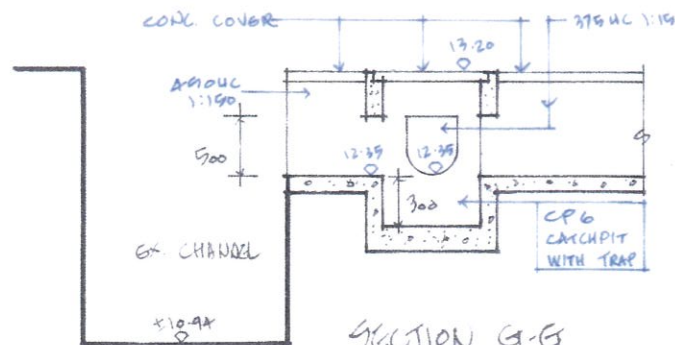
John Kwan Chi Ming

Registered Professional Engineer

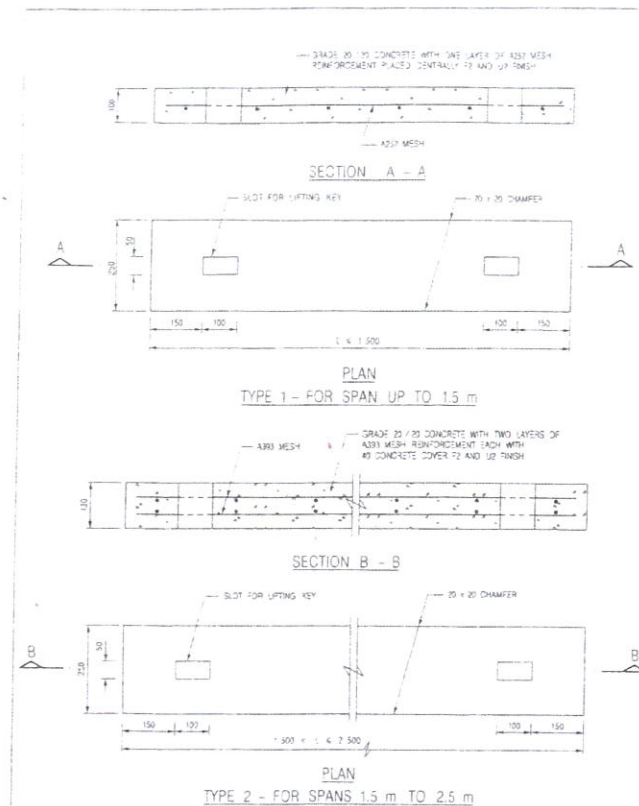
PROPOSED DRAINAGE WORK ON

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-4
-------	----------	-----



SECTION G-G



NOTES

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

PRECAST CONCRETE COVERS
FOR CATCHPIT AND SAND TRAP

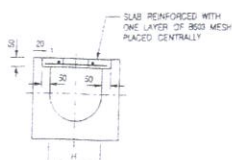
關士木 利民生 齊振展 劉明天

B	NAME OF DEPARTMENT AMENDED	Original Signed	01/2005
A	GENERAL REVISION	Original Signed	12/2002
REF.	REVISION	SIGNATURE	DATE

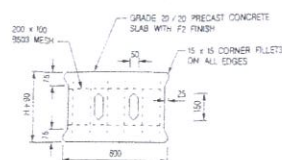
CEDD CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1:10 DRAWING NO.
DATE JAN 1991 C2407B

We bring the best engineering to life



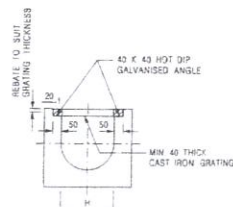
TYPICAL SECTION



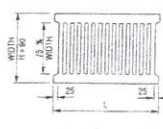
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



CAST IRON GRATING

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-GJ-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDLED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HYD STD DRG NO. H3156.

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS

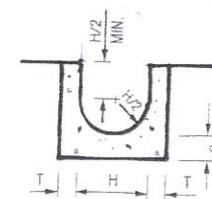
卓敏工程 總設香港

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	12/2004
B	NAME OF DEPARTMENT AMENDED	Original Signed	01/2005
A	CAST IRON GRATING AMENDED	Original Signed	12/2002
REF.	REVISION	SIGNATURE	DATE

CEDD CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1:20 DRAWING NO.
DATE JAN 1991 C2412E

We Engineer Hong Kong's Development



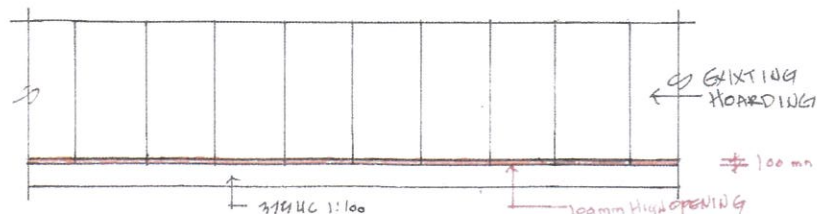
DETAIL OF
U CHANNEL

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.



DETAIL OF HOARDING OPENING 1:75

- 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

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 (m ²)	Run off Coeff. C	Catchment Ave. Slope H (in per 100 m)	Inlet Time t (mins)	Travel Time t (mins)	Time of Conc. t (mins)	Rain Intensity i (mm/hr)	Required Flow Rate Q (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 Vt (m/s)	Flow Rate Q (m ³ /s)	Ratio of Qdes/Qdes (P)	Status (1*Qdes/Qdes (P))	Remarks
UC-1	AR-1	10	48	150	700	1	1	0.70	0.51	1.26	368.10	0.718	375	Channel	50	0.88	0.11	0.12	1.56	0.17	2.32	OK1	
UC-2	AR-2	10	48	150	650	1	1	0.70	0.51	1.27	367.61	0.695	375	Channel	50	0.88	0.11	0.12	1.56	0.17	2.60	OK1	
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	OK1	

General Formulas

1. $S = (USL - DSL) / L$

2. $Q = 0.14865 \cdot L^{0.78} \cdot A^{0.78} \cdot S^{0.48}$

3. $Q = 1.49 \cdot S^{0.48} \cdot A^{0.78}$

4. $V_t = (1.49 / R) \cdot R^{2/3} \cdot S^{1/4}$

5. $Q = A_h \cdot V_t$

6. $Q = 1.49 \cdot S^{0.48} \cdot A^{0.78}$

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

CAVOLUTION

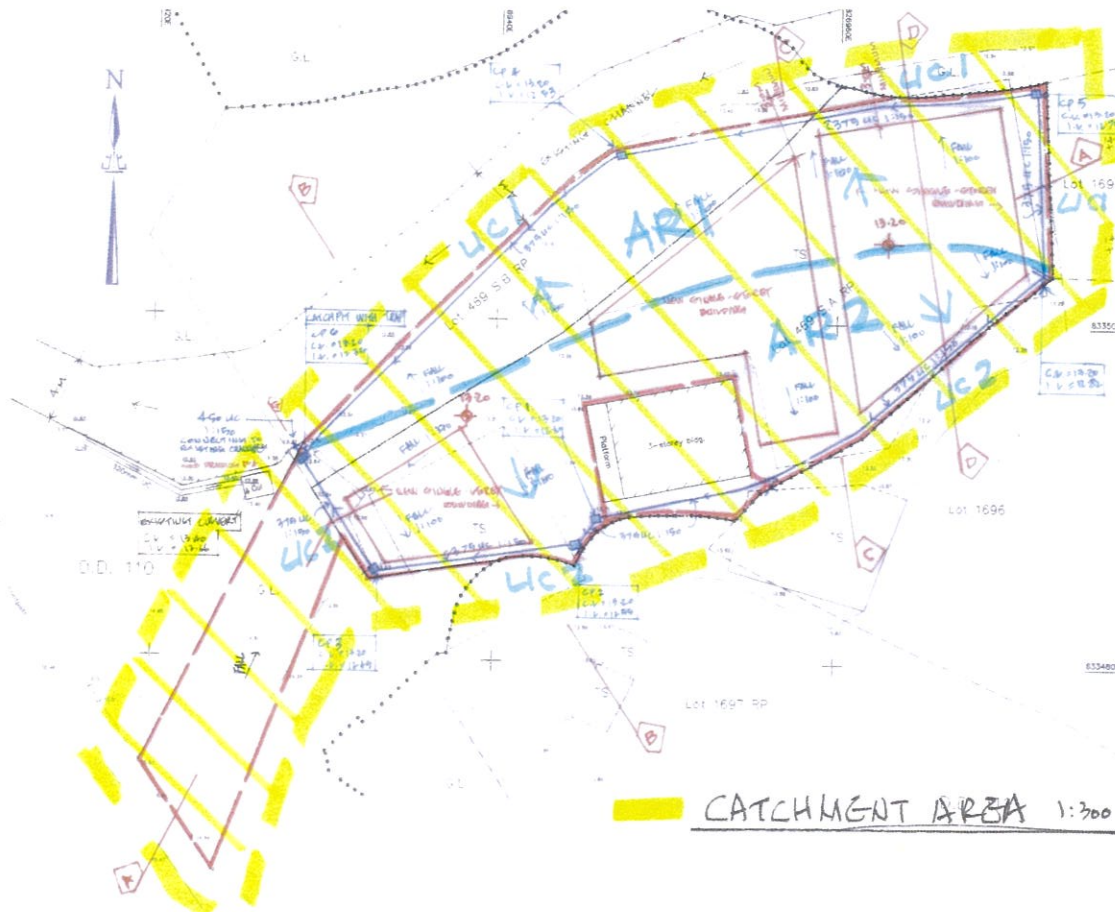
1. extreme mean intensity in mm/hr, where a, b, and c are storm constants given in table 3 of Stormwater Drainage Manual by DSD.

2. 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 Stormwater Drainage Manual For Slopes

Filename

A200a/c



9 JUL 2026

Your Ref: A/YL-PH/1104

20 MAR 2026

12 MAY 2026

John Kwan Chi Ming

Registered Professional Engineer

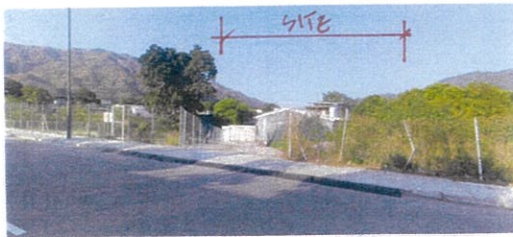
PROPOSED DRAINAGE WORK ON

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



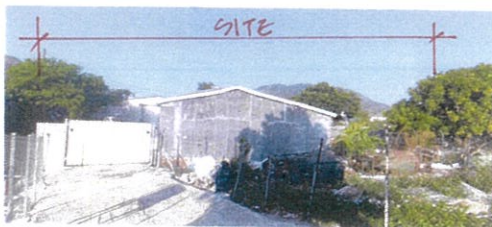
5



6

LOT 1696

LOT 1695



2



3

EXISTING CHANNEL



LOT 1697 RP

4

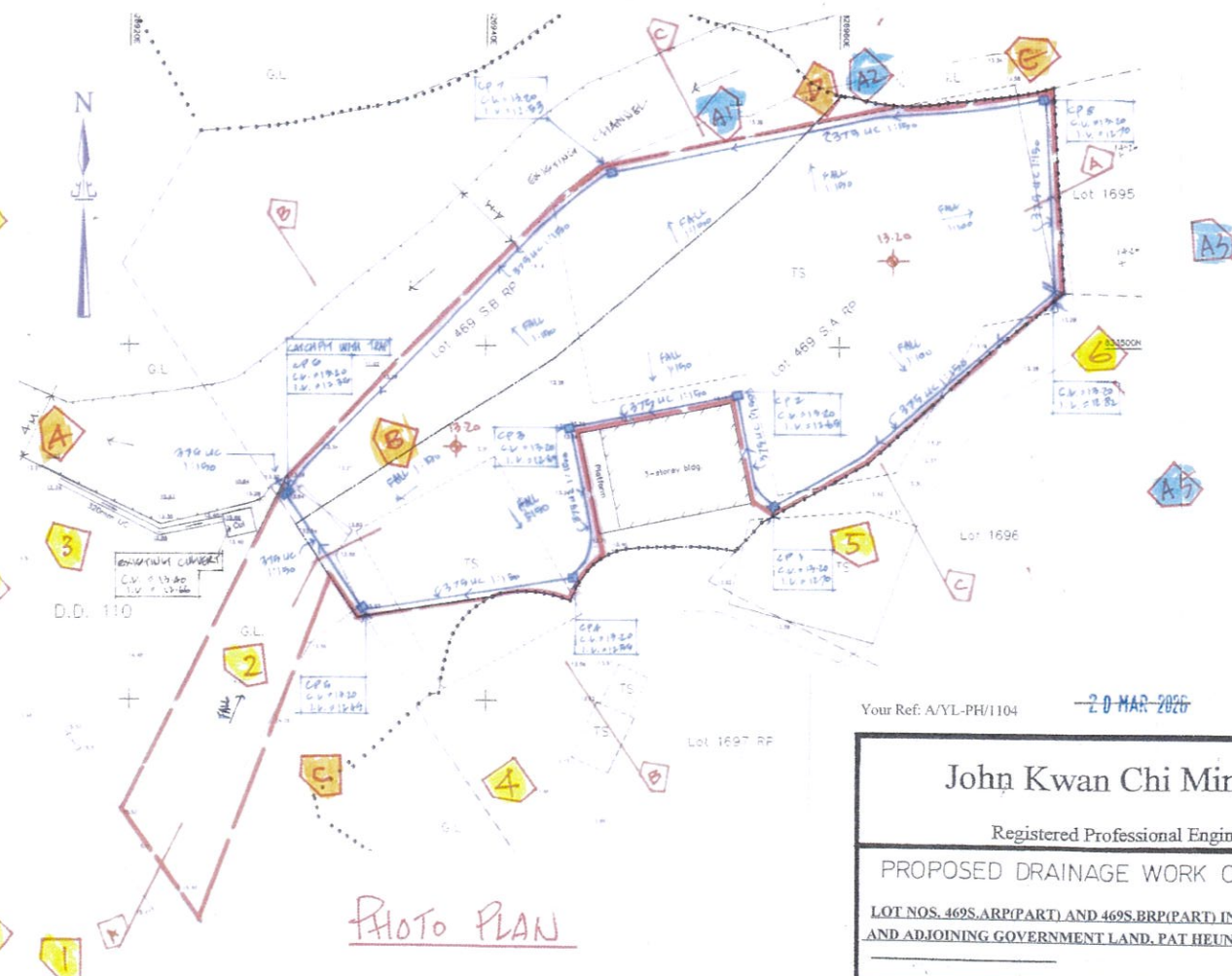


PHOTO PLAN

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-7

SITE



EXISTING CHANNEL

A

SITE



B

SITE



C

SITE



D

SITE



E

PHOTO PLAN

Your Ref: A/YL-PH/1104
~~20 MAR 2026~~ 9 JUL 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



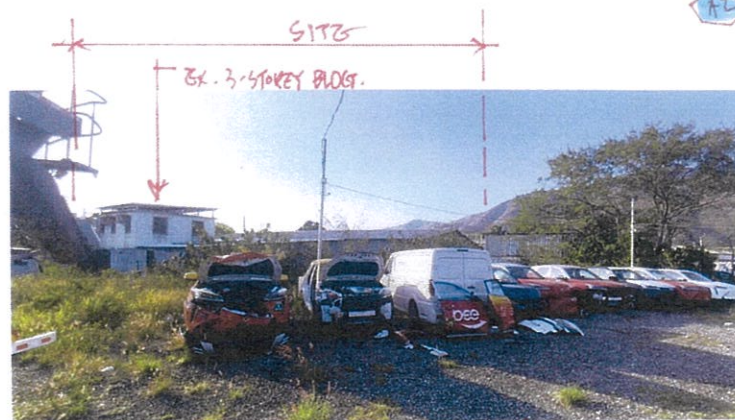
A1



A2



A3



A4



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 : 29/11