

[REDACTED]

26 May 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 clarify the followings:

- (1) the protection board would be made of metal material with a height of about 1.5m and they would be provided along the site boundary (i.e. northern boundary) near the watercourse to prevent construction materials from falling into the watercourse during site construction and operation.
- (2) the Applicant is living in the existing 2-storey house adjacent to the application site, and there is only limited traffic generation and attraction to the site. Therefore, no potential adverse impact is anticipated and no mitigation measure is required.
- (3) there is no open storage use within the application site.
- (4) The existing completed site level is about 13.64mPD at maximum and no further filling of land is required.

We would also like to provide you herewith a revised drainage proposal, trip attraction and generation table, and revised swept path analysis in response to the comments from Drainage Services Department and Transport Department for re-activating the captioned planning application.



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Our Ref.: YL/TPN/2645A/L14

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]

Drainage Proposal

Our Ref: JK/TP03/2026

Your Ref: A/YL-PH/1104

Date:

12 MAY 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, [REDACTED]

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

- (i) the revised drainage plan is submitted for your comments.
- (ii) in case there are any structure placed 3m away from the top of bank of channel to be demolished; and no new structure to be constructed on it 3m away from the top of bank of channel.
- (iii) it has been shown on the revised drawings.
- (iv) 300mm by 300mm hole at 3000mm center to center hole/opening shall be carried out on wall or hoarding if any.
- (v) no site formation work to be carried out on site and as shown on the sections.
- (vi) it is as shown on the drawing.
- (vii) Noted, it is to be carried out by lot owner if any.
- (viii) it is shown on drawings.
- (ix) Noted, no adverse effect to the adjacent land.
- (x) Noted, it is to be carried out by lot owner if any.

Address: [REDACTED]

E-mail: [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

Your Ref: A/YL-PH/1104

~~20 MAR 2026~~

12 MAY 2026

John Kwan Chi Ming

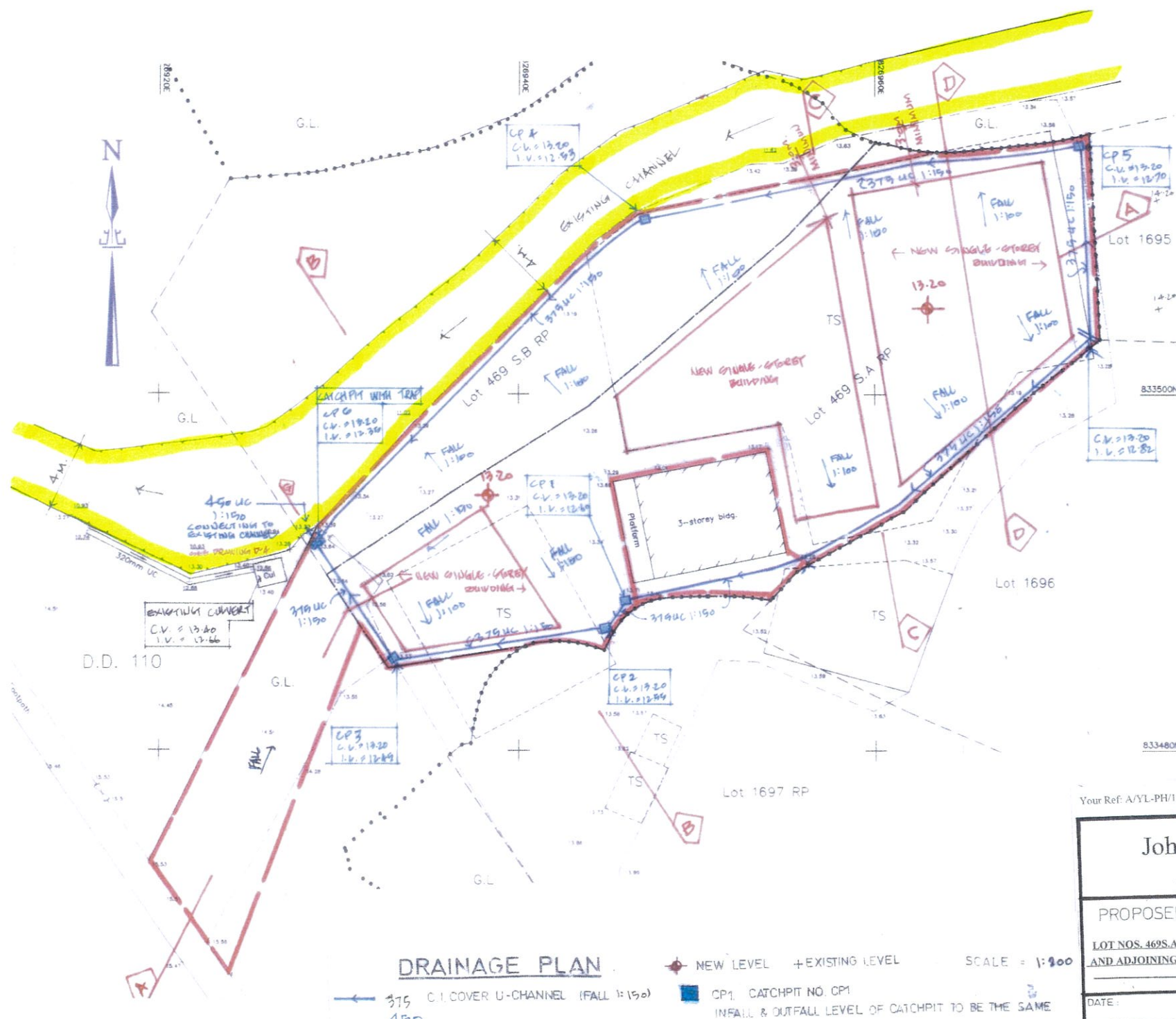
Registered Professional Engineer

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: 2/5



LEGEND

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

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

Your Ref: A/YL-PH/1104 ~~20 MAR 2025~~ 12 MAY 2025

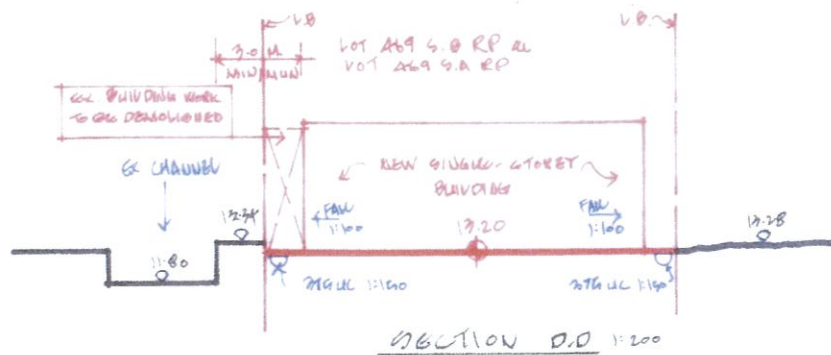
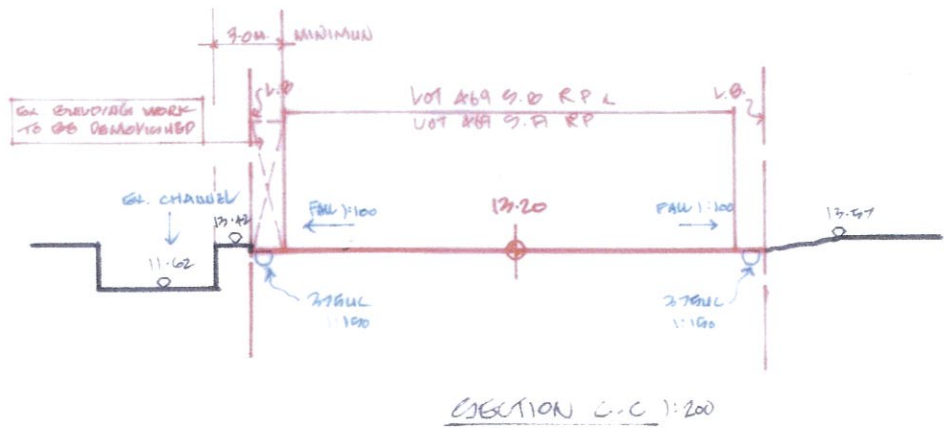
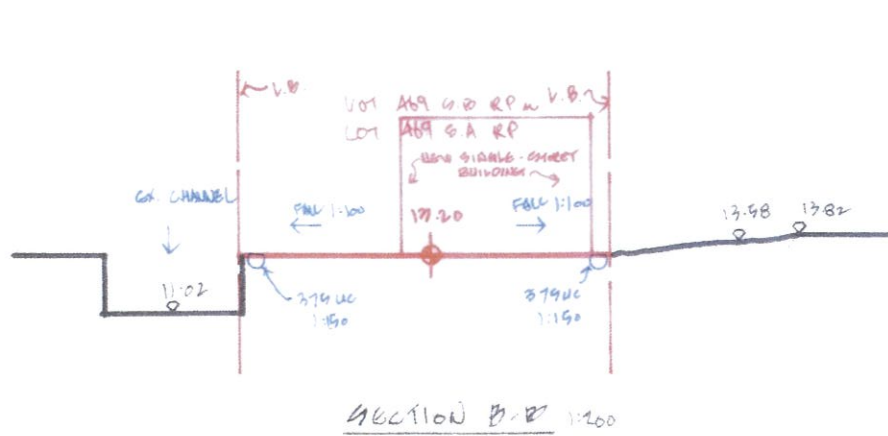
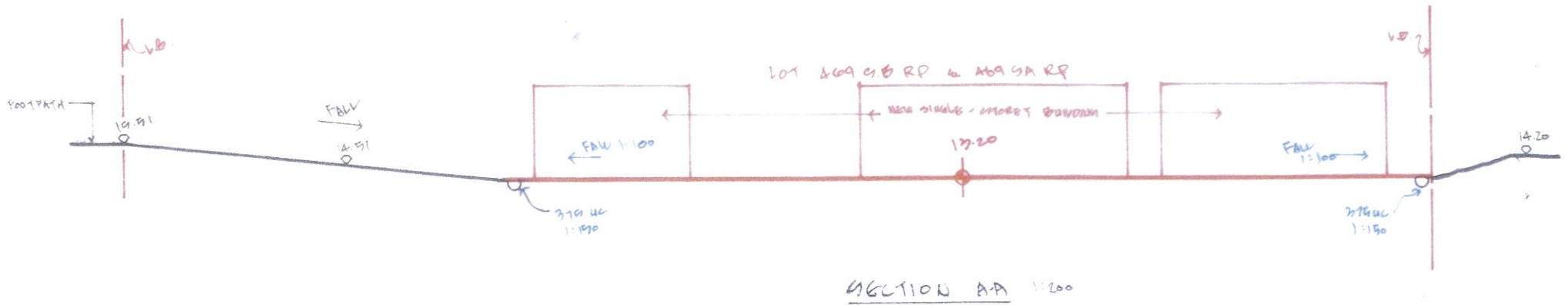
John Kwan Chi Ming

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: 2-2
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Your Ref: A/YL-PH/1104

~~20 MAR 2026~~

12 MAY 2026

John Kwan Chi Ming

Registered Professional Engineer

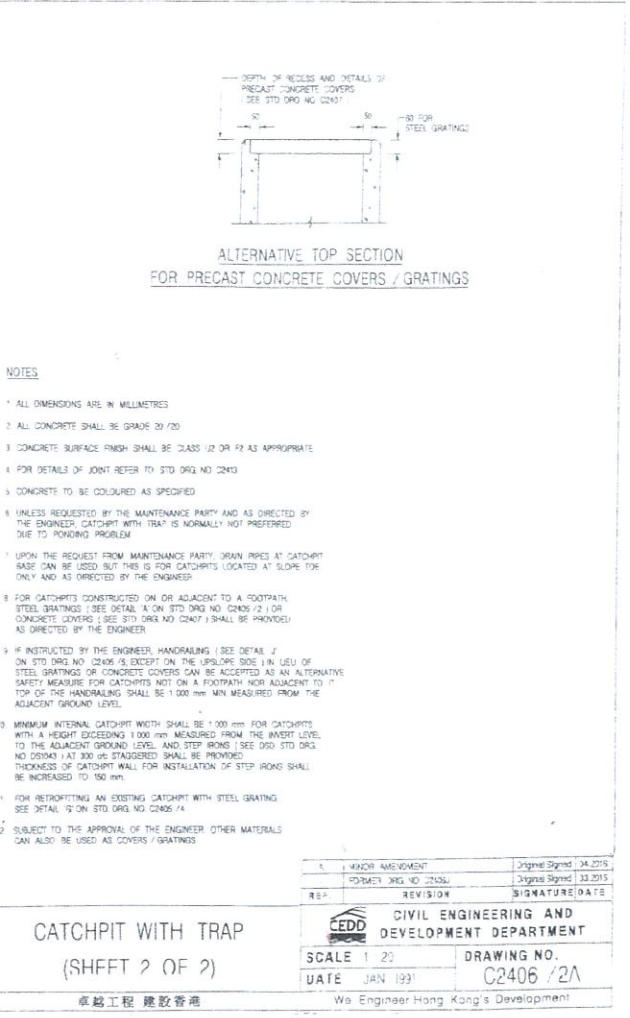
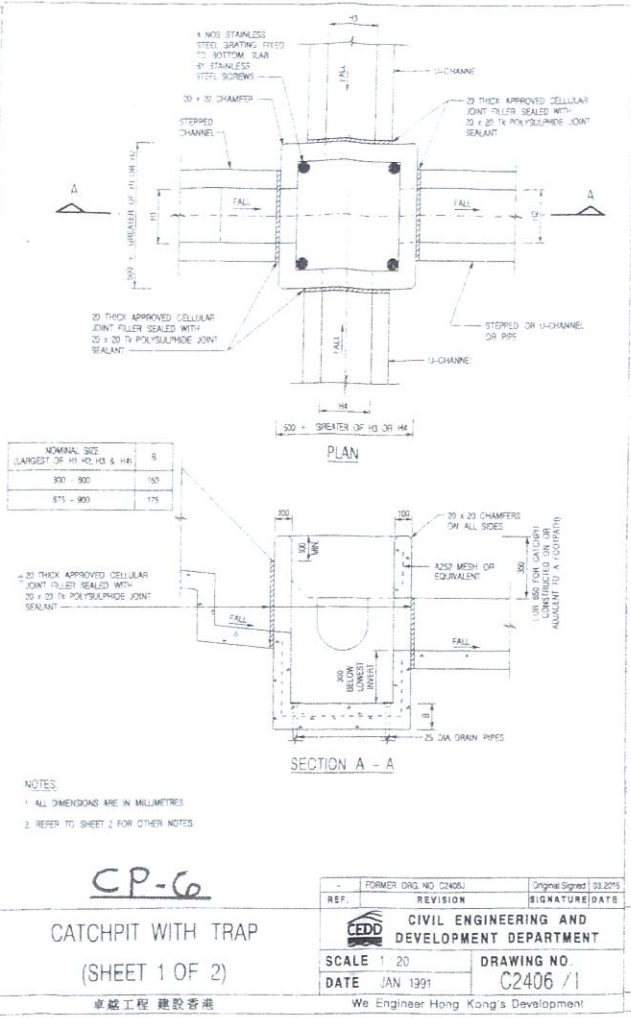
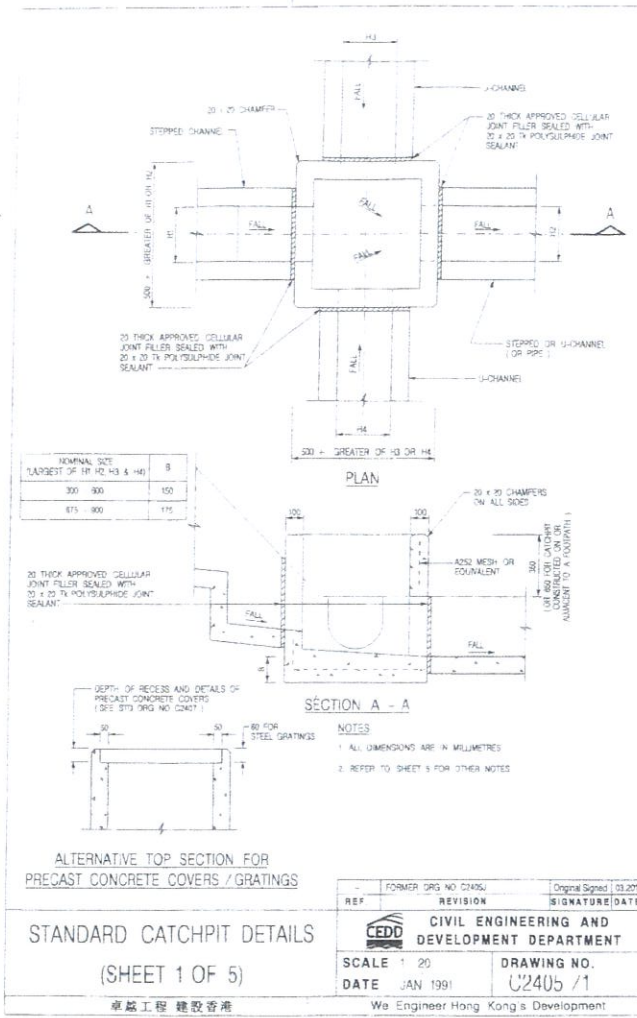
PROPOSED DRAINAGE WORK ON

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

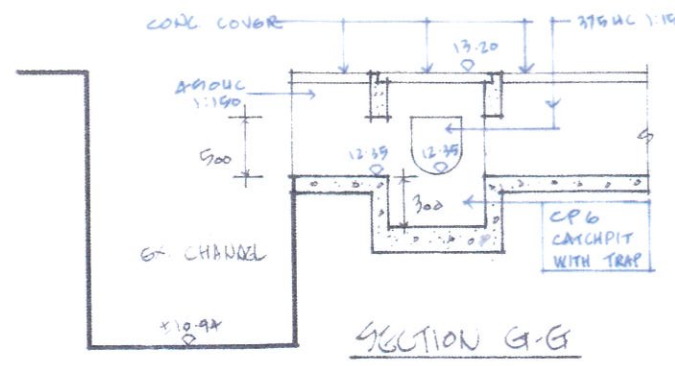
DATE:

DRAWING:

D-3



CPI - CPG



Your Ref: A/YL-PH/1104 -20 MAR 2025 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-4

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 (m per 100 m)	Inlet Time ti (mins)	Travel Time ts (mins)	Time of Conc. tc (mins)	Rain Intensity i (mm/hr)	Required Flow Rate Q (l/sec)	Channel Size D (mm)	Type	Free Board (mm)	Hydraulic Parameter p (m)	Hydraulic Area Ah (m ²)	Hydraulic Radius R = Ah/P (m)	Flow Vel Vt (m/s)	Flow Rate Q (l/sec)	Ratio of Qides/QiArea	Status (1%Qi Area / Qides / ?)	Remarks
UC 1	AR 1	10	48	150	700	1	1	0.72	0.51	1.26	368.10	0.0718	375	Channel	50	0.86	0.11	0.12	1.56	0.17	2.32	OK 1	
UC 2	AR 2	10	48	150	650	1	1	0.76	0.51	1.27	367.91	0.0665	375	Channel	50	0.86	0.11	0.12	1.56	0.17	2.50	OK 1	
UC 3	AR 1+AR2	1	2	150	1350	1	1	0.07	0.02	0.09	420.21	0.1571	450	Channel	50	1.09	0.18	0.16	1.77	0.28	1.78	OK 1	

General Formulae

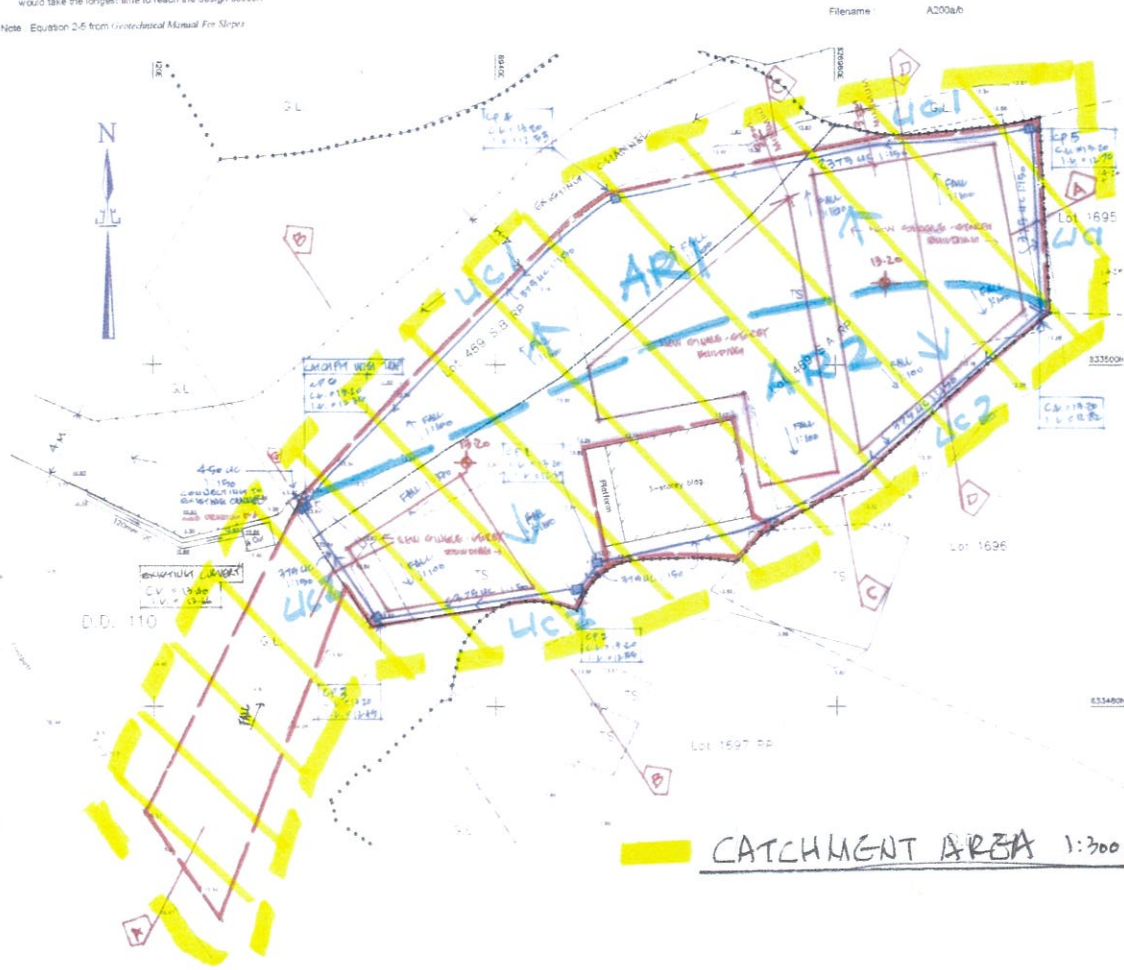
- 1. $S = (USIL + DSILV)$
- 2. $to = 0.14465(LH)^{0.78}A^{0.1}$ (I.D.F. Relationship)
- 3. $ts = a / (bc + b / c)$ (Manning's formula)
- 4. $Vt = (1/m) * R^{2/3} * S^{1/2}$
- 5. $Q = Ah * Vt$
- 6. $tc = Lc / H$

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

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 2-6 from *Hydrological Manual For Slopes*

CAVOLUTION



Your Ref: A/YL-PH/1104

~~2-0-MAR-2026~~

12 MAY 2026

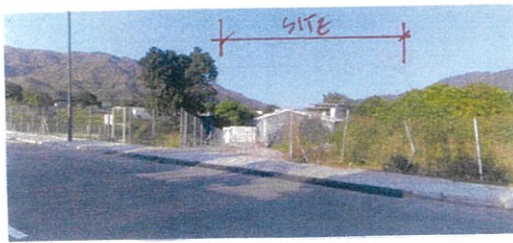
John Kwan Chi Ming

Registered Professional Engineer

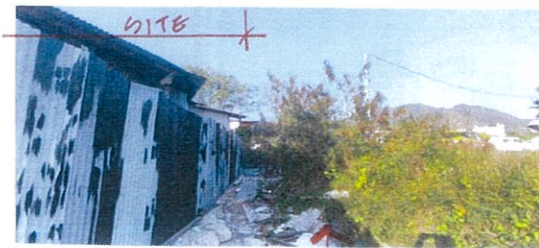
PROPOSED DRAINAGE WORK ON

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

DATE: _____ DRAWING: 2-6



1



5



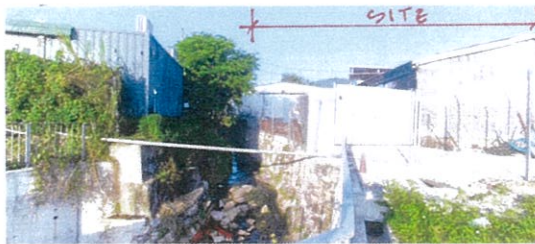
6

LOT 1696

LOT 1695

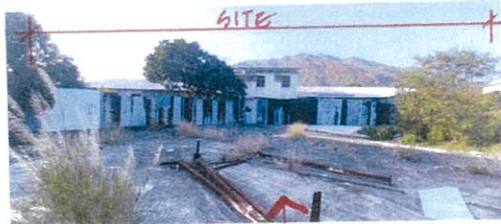


2



EXISTING CHANNEL

3



LOT 1697 RP

4

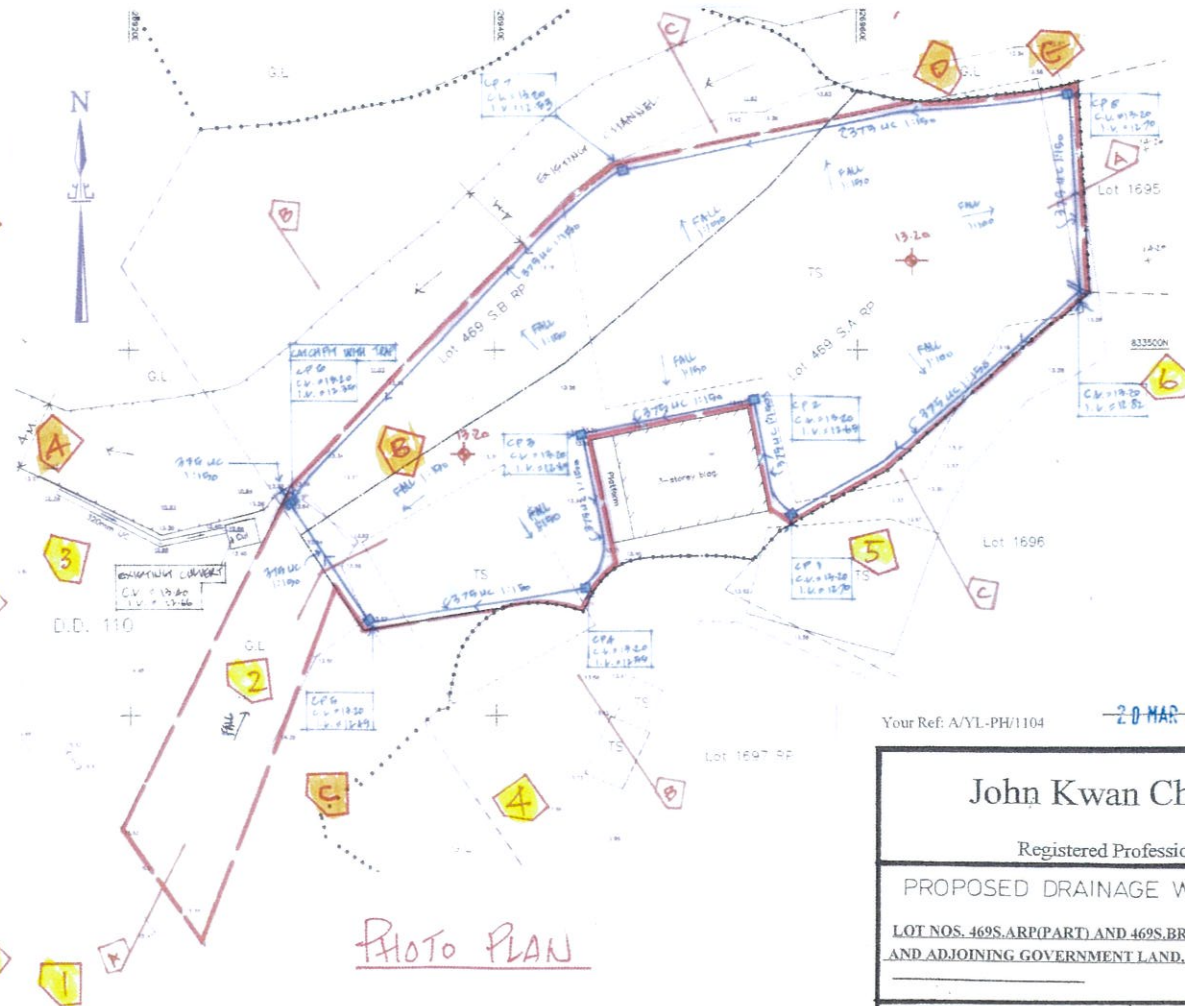


PHOTO PLAN

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, XUYEN LONG NT

DATE:

DRAWING: 27

SITE



EXISTING CHANNEL

A

SITE

SITE



B

SITE



C

SITE



D



E

PHOTO PLAN

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: <i>2/6</i>	

Trip Generation and Attraction for Private Car

	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
0900 – 1000	1	0	1	0
1000 – 1100	0	0	0	0
1100 – 1200	0	0	0	0
1200 – 1300	0	0	0	0
1300 – 1400	0	1	0	1
1400 – 1500	1	0	1	0
1500 – 1600	0	0	0	0
1600 – 1700	0	0	0	0
1700 – 1800	0	0	0	0
1800 – 1900	0	1	0	1
Total Trips	2	2	2	2

Trip Generation and Attraction for Light Goods Vehicles.

	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
0900 – 1000	0	0	0	0
1000 – 1100	1	0	1	0
1100 – 1200	0	1	0	1
1200 – 1300	0	0	0	0
1300 – 1400	0	0	0	0
1400 – 1500	1	0	0	0
1500 – 1600	0	0	0	0
1600 – 1700	0	1	0	0
1700 – 1800	0	0	0	0
1800 – 1900	0	0	0	0
Total Trips	2	2	1	1

Swept Path Analysis

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
Survey and Mapping Office
Lands Department

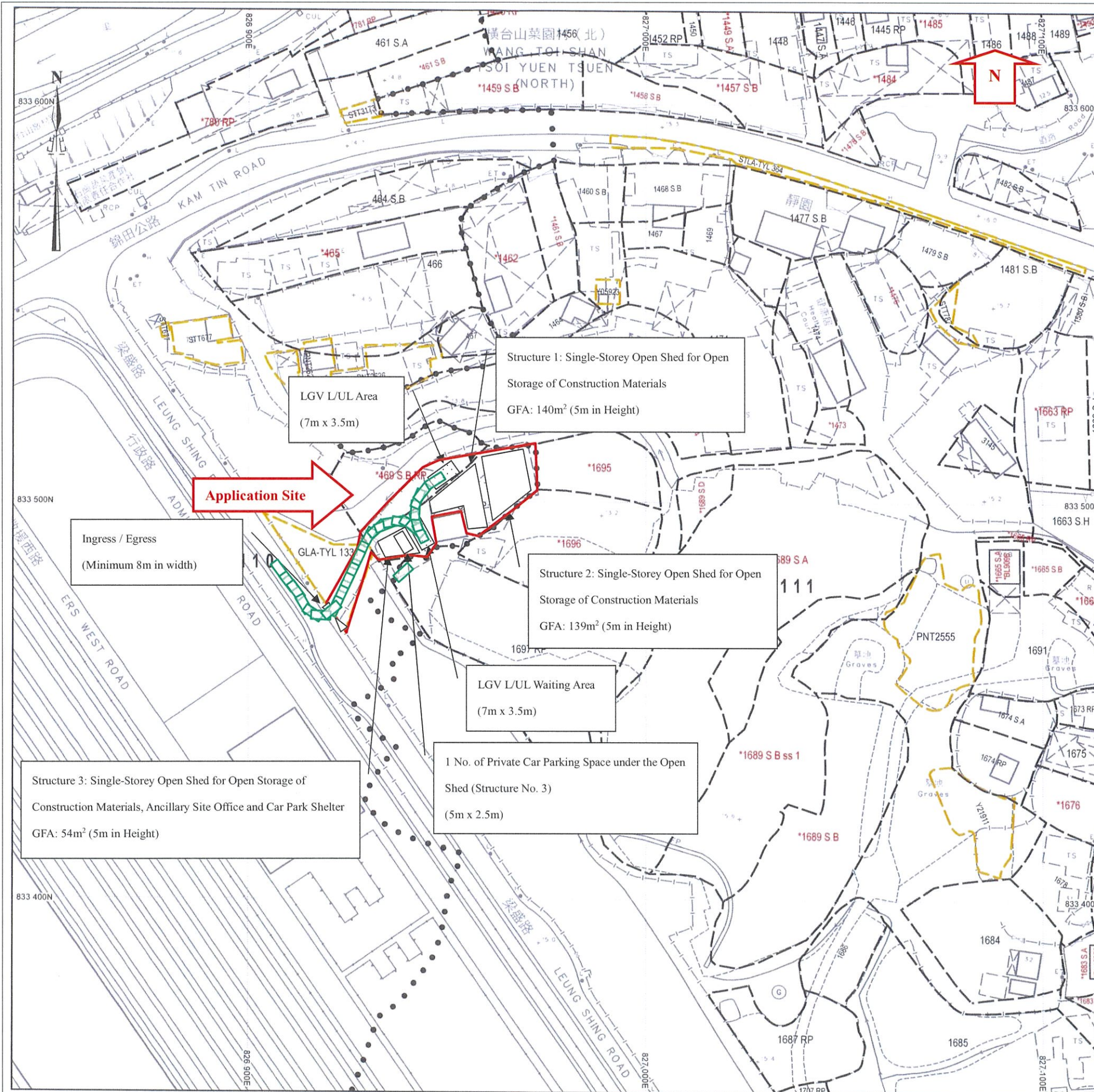
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Drive-in Swept Path Analysis



For Identification Only

Locality :
Lot Index Plan No. : ags_S00000140758_0001
District Survey Office : Lands Information Center
Date : 31-Mar-2025
Reference No. : 6-NE-8D, 6-NE-9C, 6-NE-13B, 6-NE-14A



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Survey and Mapping Office
Lands Department

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Drive-out Swept Path Analysis



For Identification Only

Locality :
Lot Index Plan No. : ags_S00000140758_0001
District Survey Office : Lands Information Center
Date :31-Mar-2025
Reference No. : 6-NE-8D,6-NE-9C,6-NE-13B,6-NE-14A

