L A N B A S E
Surveyors Limited

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Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

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

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.

C. K. Chan MHKIS RPS(GP) Rock K. M. Tsang MHKIS MRICS RPS(GP)

L | A | N | B | A | S | E

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

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

BLOCK PLAN 1:1000

Your Ref: A/YL-PH/1104 ~~20 MAR 2026~~ 12 MAY 2026

John Kwan Chi Ming

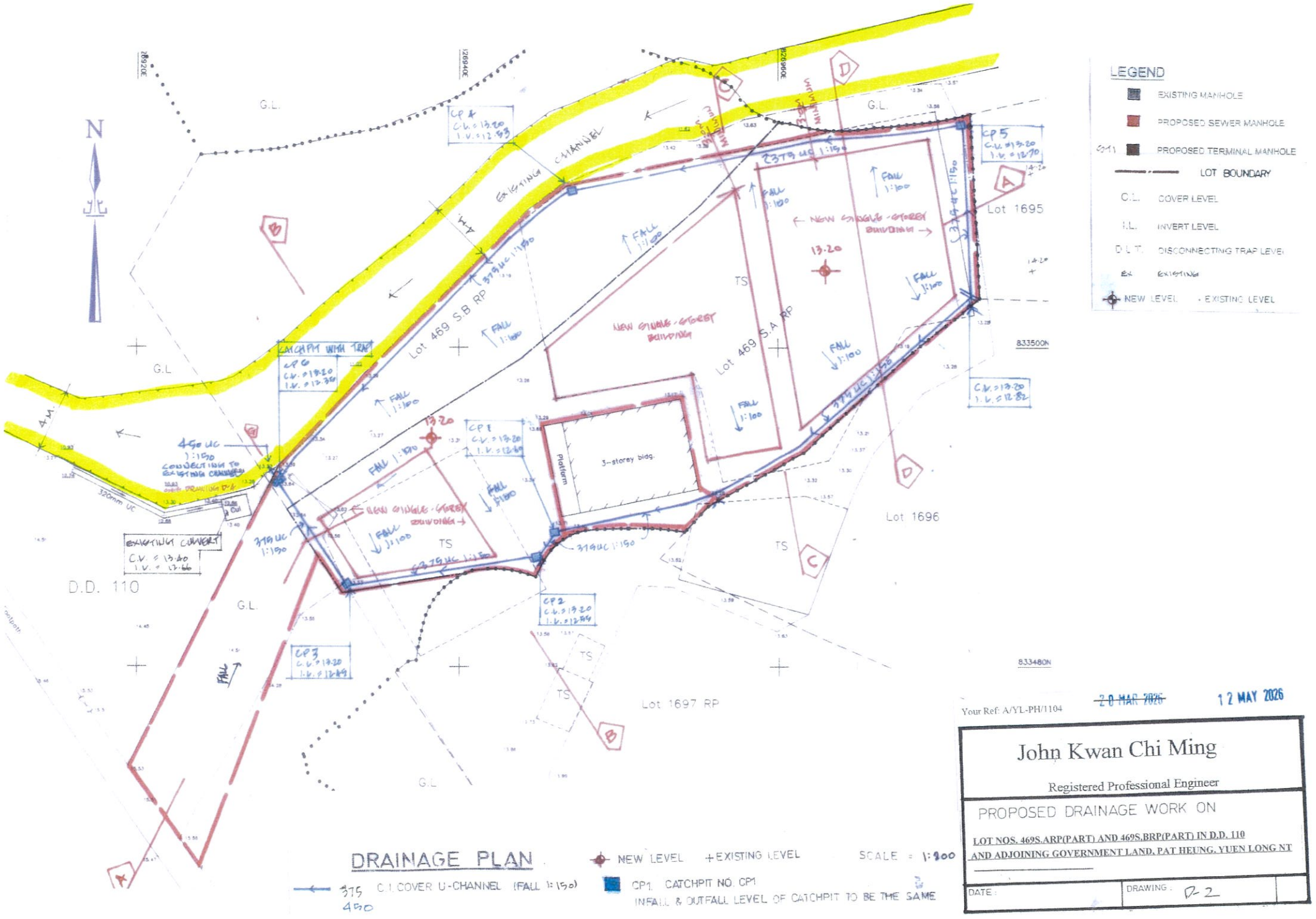
Registered Professional Engineer

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 : D-1/8



DRAINAGE PLAN

SCALE = 1:200

375 C.I. COVER U-CHANNEL (FALL 1:150)
450

NEW LEVEL +EXISTING LEVEL

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

Your Ref: A/YL-PH/1104

~~20 MAR 2026~~ 12 MAY 2026

John Kwan Chi Ming

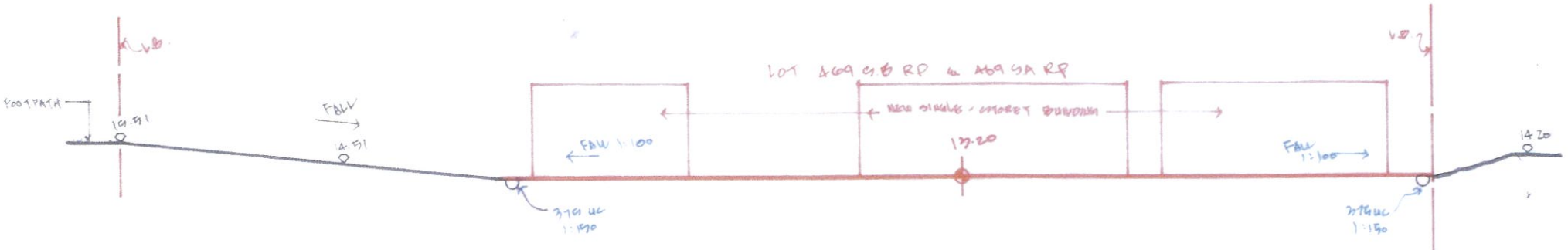
Registered Professional Engineer

PROPOSED DRAINAGE WORK ON

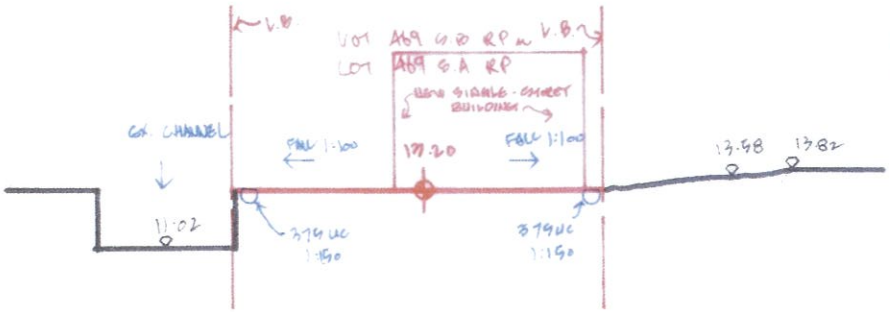
LOT NOS. 469S.ARP(PART) AND 469S.BRP(PART) IN D.D. 110
AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG NT

DATE :

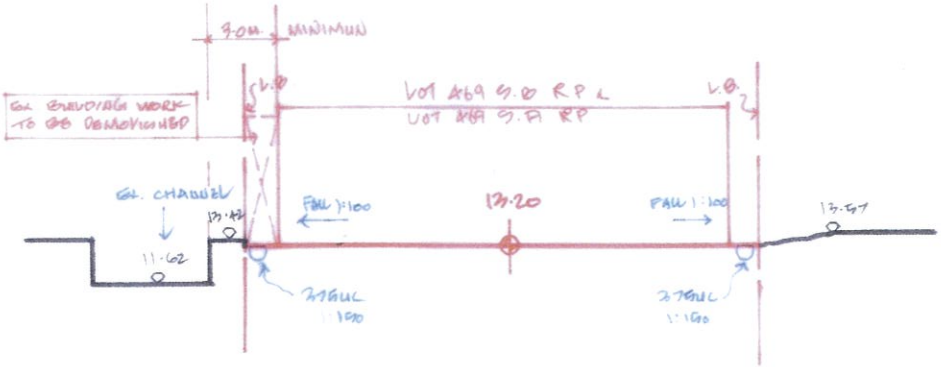
DRAWING : D-2



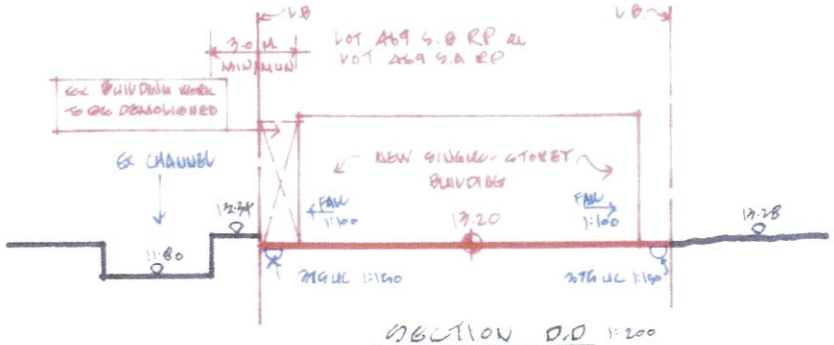
SECTION A-A 1:200



SECTION B-B 1:200



SECTION C-C 1:200



SECTION D-D 1:200

Your Ref: A/YL-PH/1104 ~~20 MAR 2026~~ 12 MAY 2026

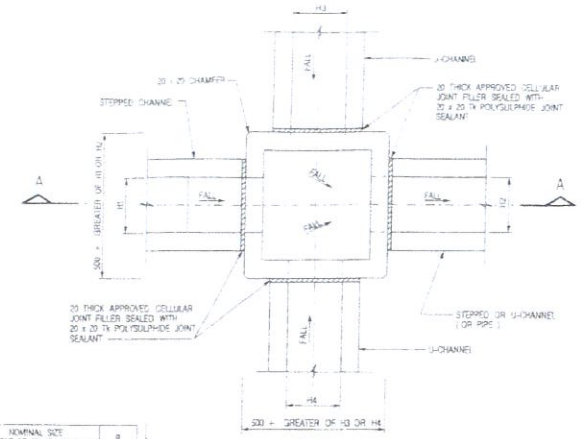
John Kwan Chi Ming

Registered Professional Engineer

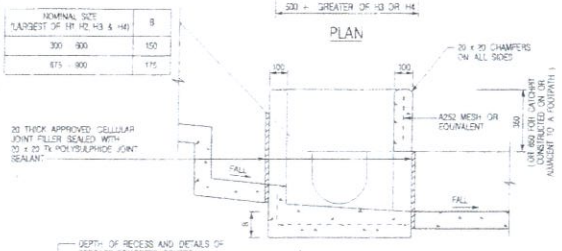
PROPOSED DRAINAGE WORK ON

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

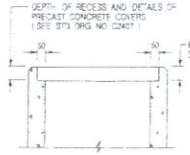
DATE: | DRAWING: D-3



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



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

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

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

STANDARD CATCHPIT DETAILS

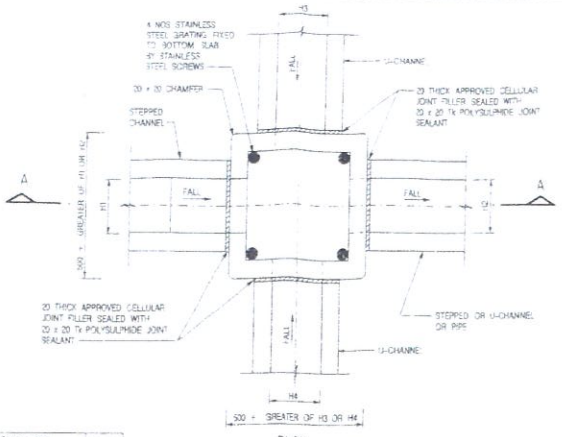
(SHEET 1 OF 5)

SCALE 1 : 20

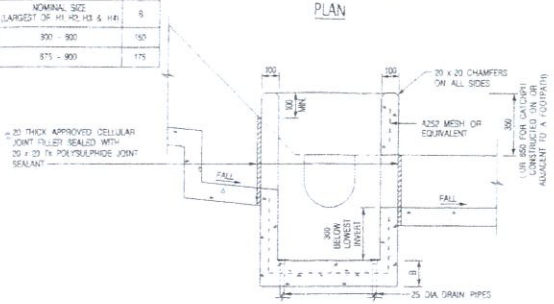
DRAWING NO. C2405 /1

DATE JAN 1991

卓越工程 建設香港 We Engineer Hong Kong's Development



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

CP-6

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

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

SCALE 1 : 20

DRAWING NO. C2406 /1

DATE JAN 1991

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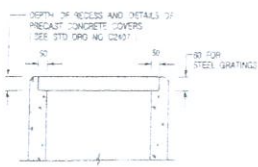

ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

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 DS1943) 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

1.	MINOR AMENDMENT	Original Signed	04.2015
-	FORMER DRG NO C2405J	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

CATCHPIT WITH TRAP

(SHEET 2 OF 2)

SCALE 1 : 20

DRAWING NO. C2406 /2A

DATE JAN 1991

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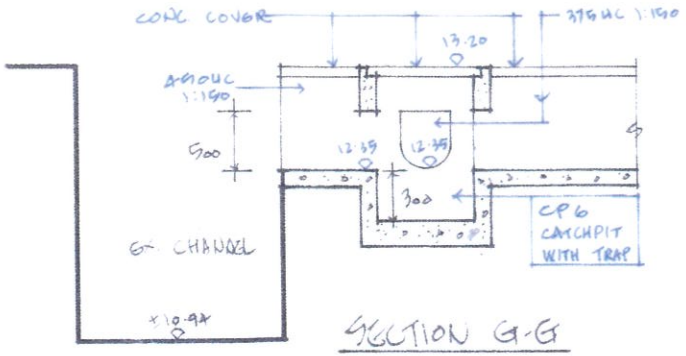
CP1 - CP5



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

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 (m²)	Run off Coeff C	Catchment Ave. Slope H (m per 100 m)	Inlet Time t1 (mins)	Travel Time t2 (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 Vf (m/s)	Flow Rate Q (des) (m³/s)	Ratio of Q(des)/Q(Areq)	Status (1*Q(Areq)< Q(des)?)	Remarks
UC 1	AR 1	10	48	150	700	1	1	0.75	0.51	1.26	368.10	0.0718	375	Channel	50	0.80	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	0.0665	375	Channel	50	0.80	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	1.06	0.16	0.15	1.77	0.28	1.78	OK !	

General Formulas

S = (USIL - DSILVL

to = 0.14465*(L*H^0.2*A^0.1)

i = a / (tc + b)^c)

Vf = (1/n) * R^2/3* S^0.5

Q = Ah * Vf

tc = to + tf

(I.D.F Relationship)

(Manning's formula)

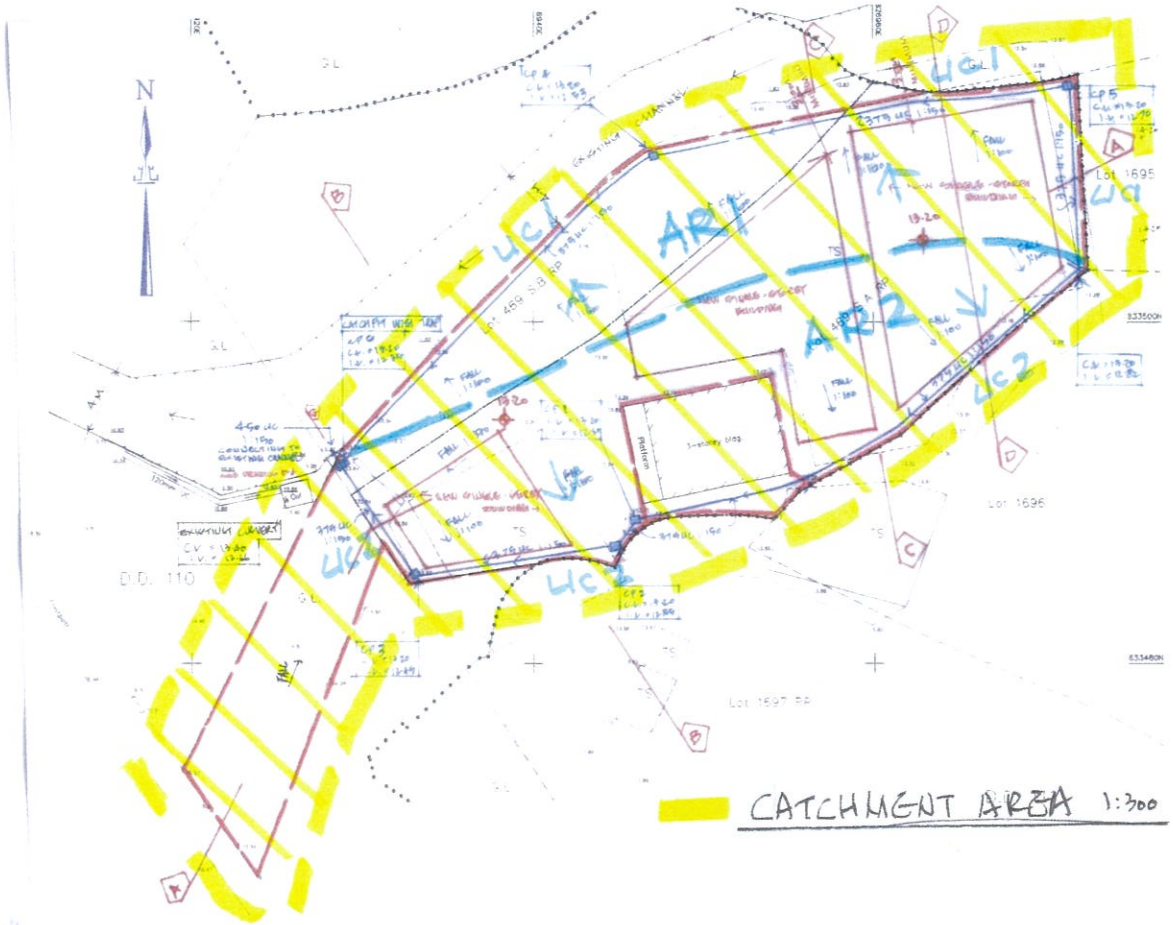
CALCULATION

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



Your Ref: A/YL-PH/1104 ~~20 MAR 2026~~ 12 MAY 2026

John Kwan Chi Ming

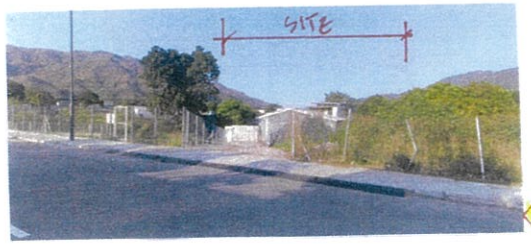
Registered Professional Engineer

PROPOSED DRAINAGE WORK ON

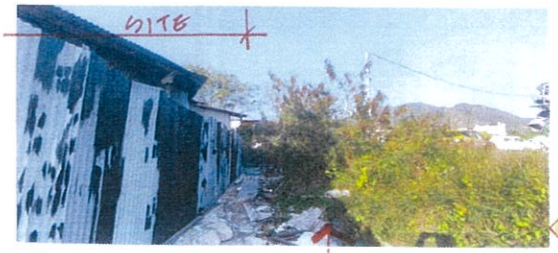
LOT NOS. 469S.ARP(PART) AND 469S.BRP(PART) IN D.D. 110 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG NT

DATE :

DRAWING : D-6



1



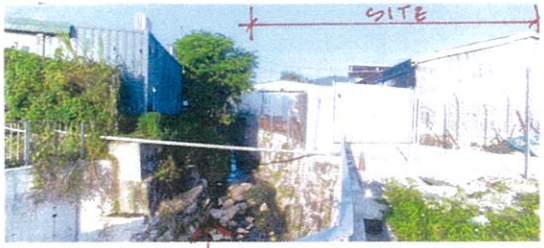
5

LOT 1696

6

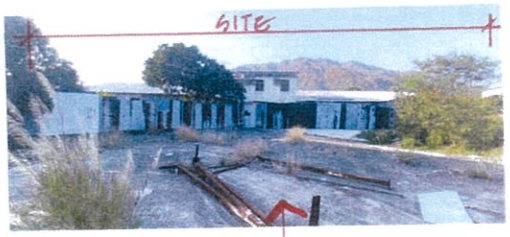
LOT 1695

2



3

EXISTING CHANNEL



4

LOT 1697 RP

1

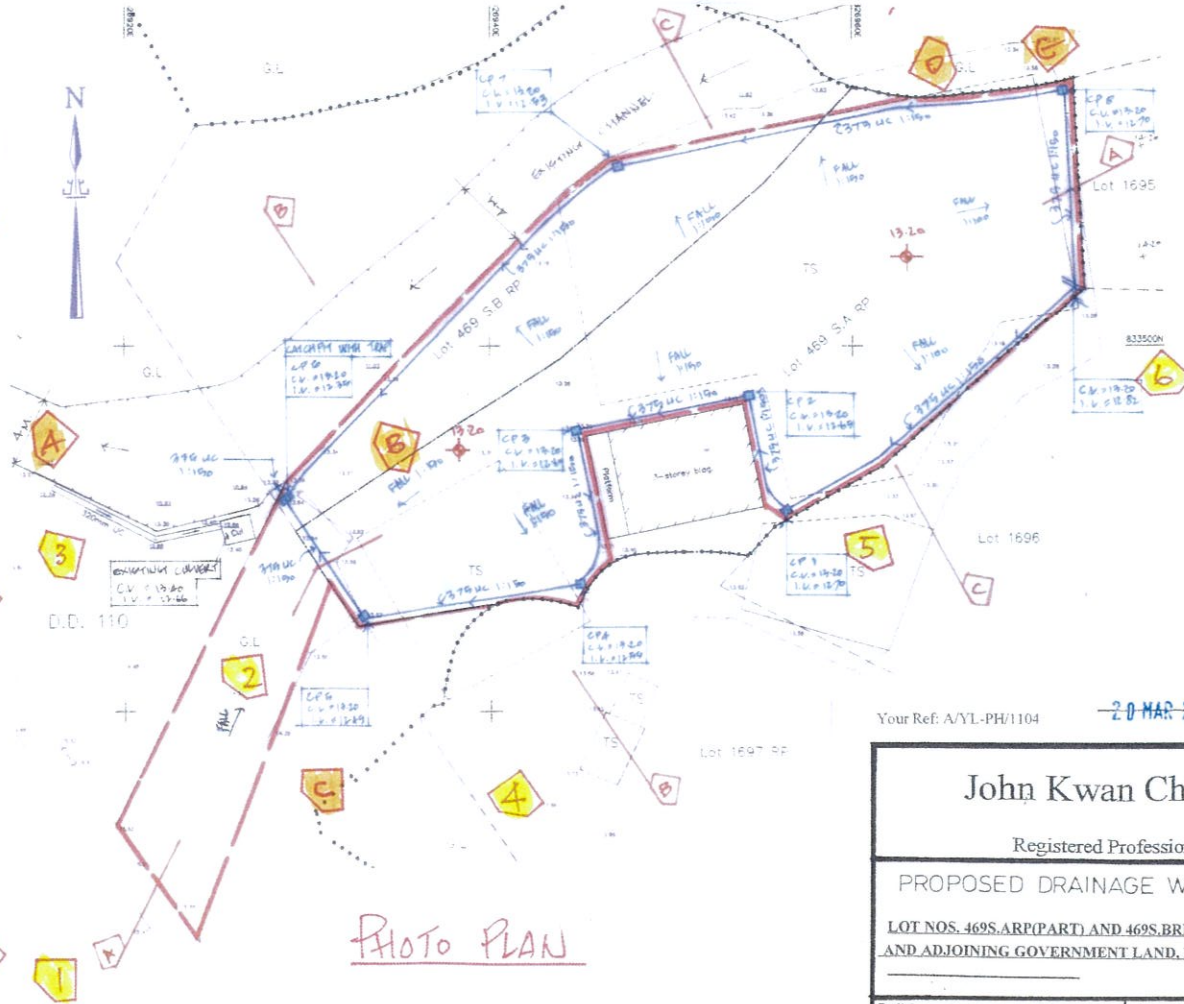


PHOTO PLAN

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 : 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~~ 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

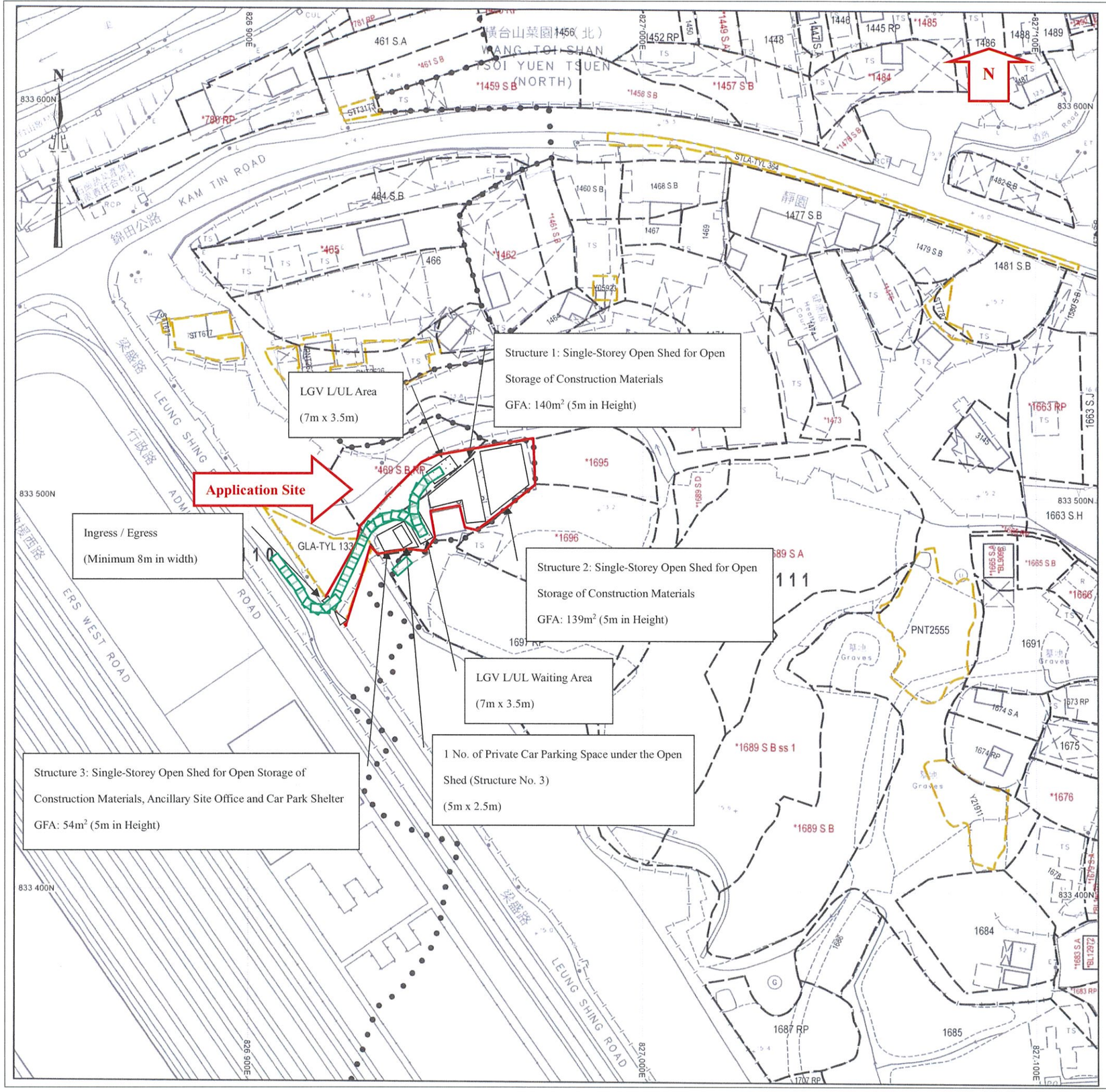
Trip Generation and Attraction for Private Car

	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。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

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

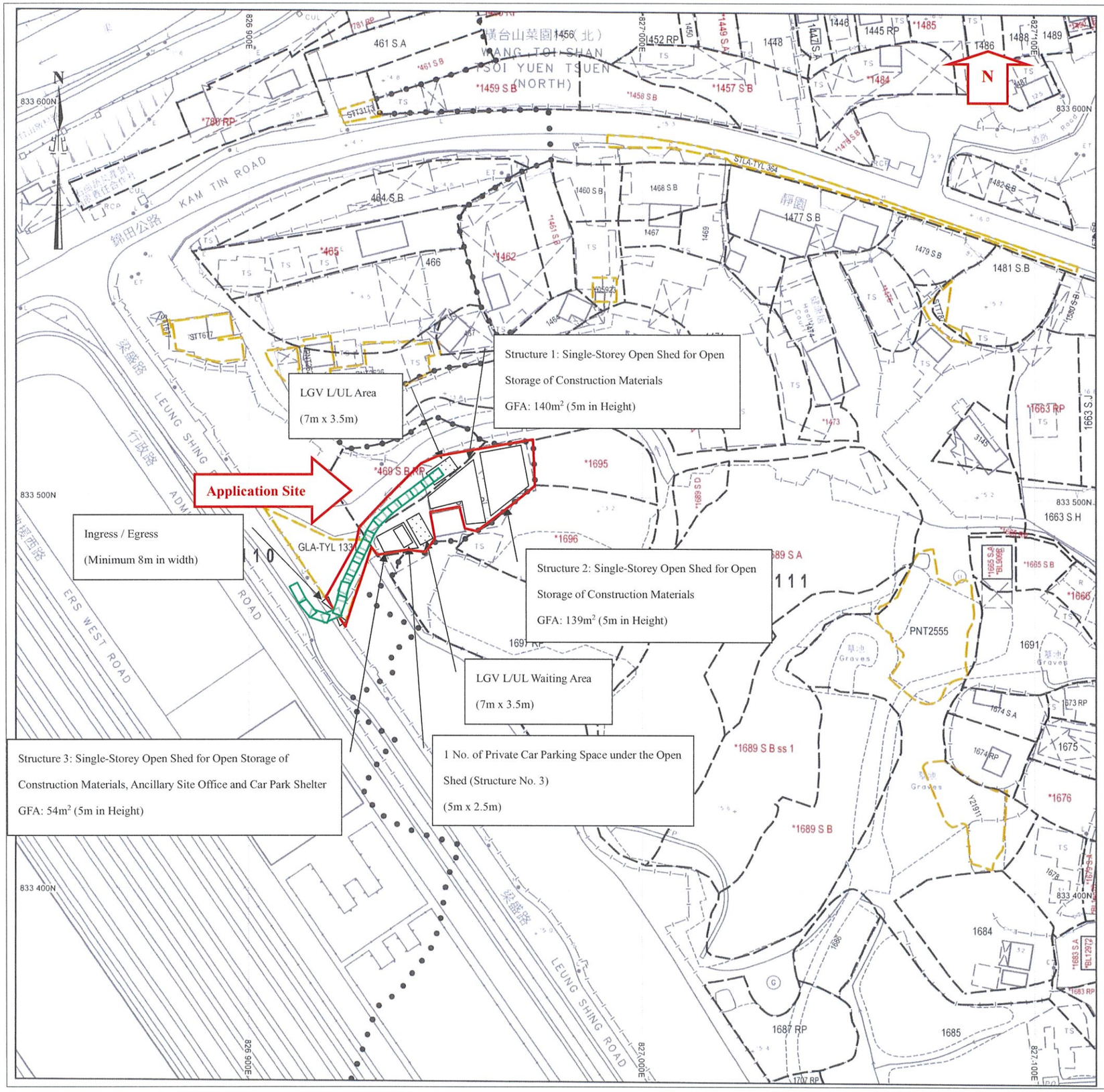
Drive-in Swept Path Analysis

比例尺 SCALE 1 : 1 000

米 metres 10 0 10 20 30 40 50 米 metres

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

Drive-out Swept Path Analysis

比例尺 SCALE 1 : 1 000

米 metres 10 0 10 20 30 40 50 米 metres

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