L A N B A S E
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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/2402B/L02

29 September 2026

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

By Email

Dear Sir/Madam,

Renewal of Planning Approval for
Temporary Shop and Services for a Period of 6 Years
Lot 4747 S.A RP(Part) in D.D. 116,
Tai Kei Leng, Yuen Long, New Territories
(Planning Application No. A/YL/336)

We refer to the captioned planning application.

As requested by the Planning Department, we hereby submit a higher-resolution copy of the approved drainage proposal for previous application No. A/YL/267 (**Appendix 9** of the Planning Statement), to supersede our original submission dated 15 September 2026.

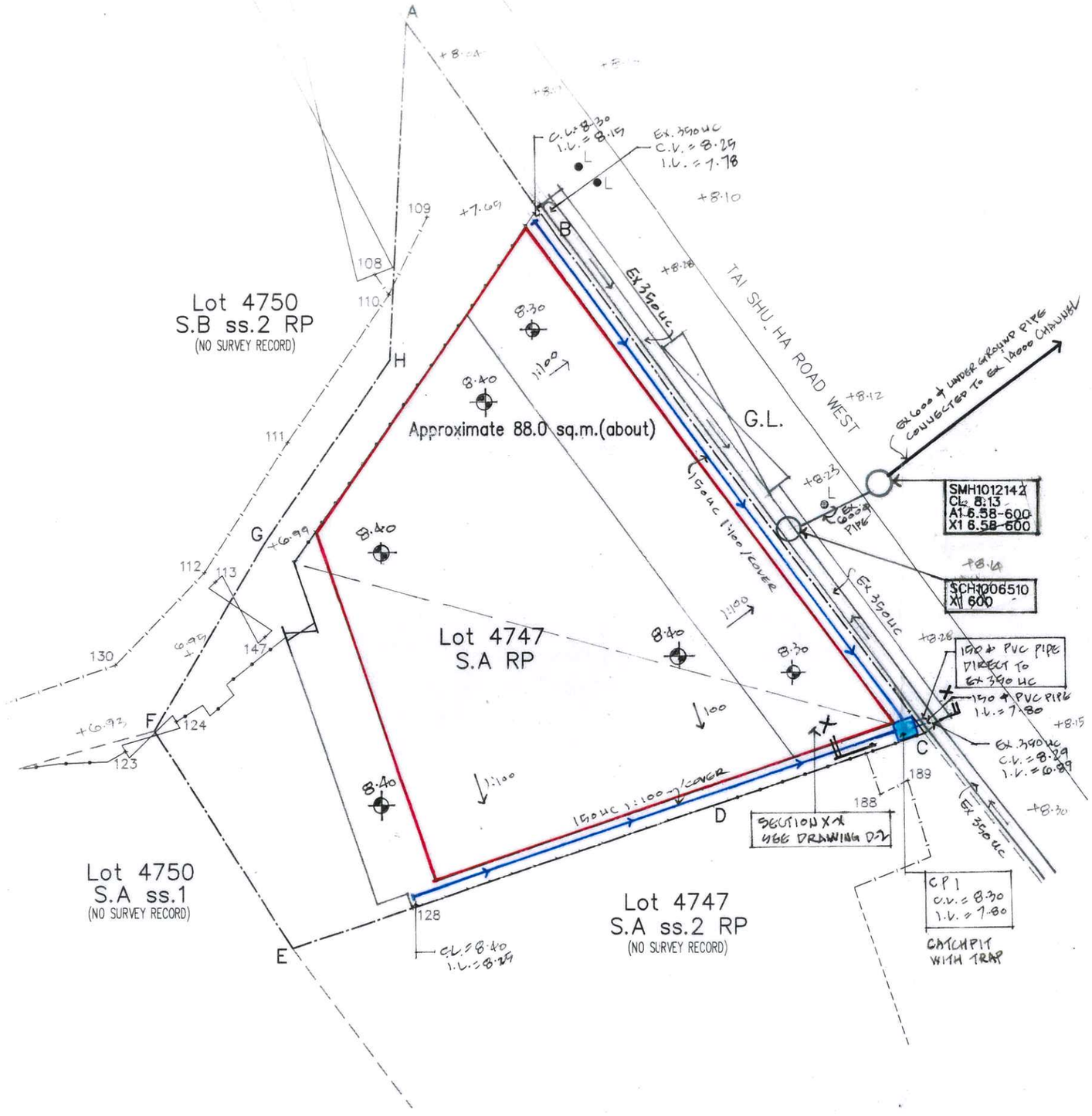
Should you have any queries, please feel free to call the undersigned or our Ms. Nora Choi at [redacted]. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

Anson Lee
AL/NC

Encl.

c.c. DPO/TMYLW - Mr. Kevin LAM (by Email only)



DRAINAGE PLAN 1:100 ⊕ NEW LEVEL + EXISTING LEVEL

150 mm C.I. COVER U-CHANNEL (FALL 1:100) CP1 CATCHPIT NO. CP1

C.V. = COVER LEVEL I.L. = INVERT LEVEL





BLOCK PLAN 1:1000

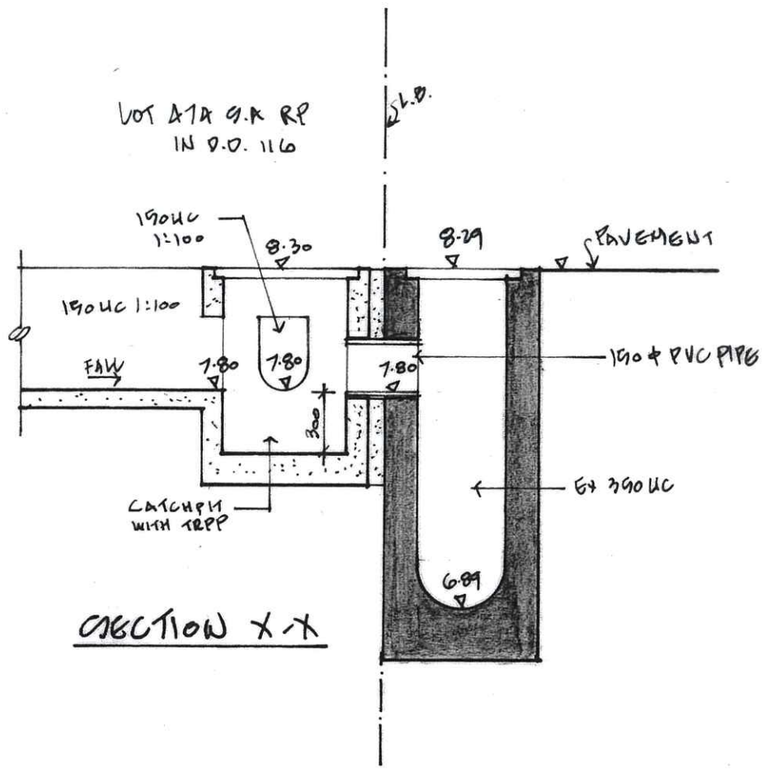
28 APR 2021

John Kwan Chi Ming

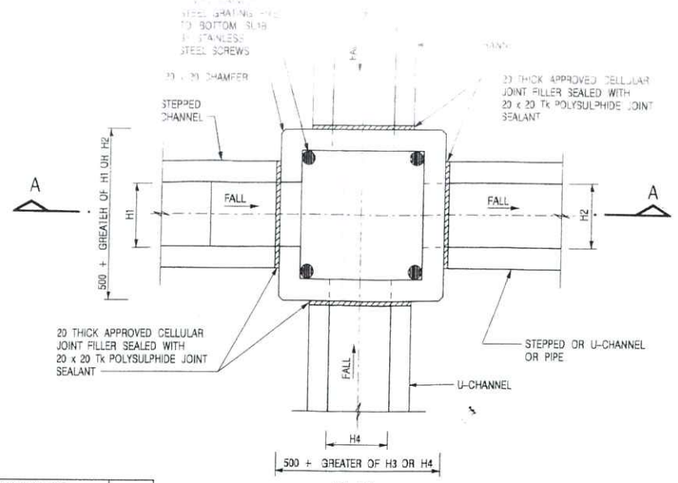
Registered Professional Engineer

PROPOSED DRAINAGE WORK
at LOT 4747 S.A RP IN D.D.116
TAI KEI LENG, YUEN LONG

Date: 24/4/2021 Drawing: D-1/4

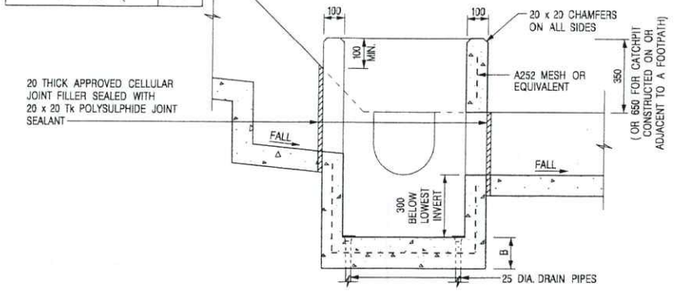


SECTION X-X



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 500	150
575 - 900	175



SECTION A - A

NOTES:

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

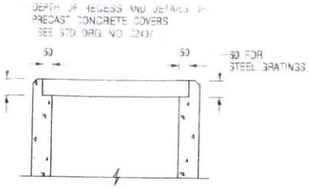
REF.	REVISION	SIGNATURE	DATE
-	FORMER DRG. NO. C2405J.	Original Signed	03.2015

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

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

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



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	04.2016
-	FORMER DRG. NO. C2405J.	Original Signed	03.2015

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

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

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

28 APR 2021

John Kwan Chi Ming
Registered Professional Engineer

PROPOSED DRAINAGE WORK
at LOT 4747 S.A RP IN D.D.116
TAI KEI LENG, YUEN LONG

Date: 24/4/2021 Drawing: D-2

RATIONAL METHOD

Calculation of Flow Rate

Refer to the attached drawing no. SKETCH A

Checking of Channel size

roughness factor (n) = 0.013

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	AR1	9	16	100	102	1	1	0.82	0.28	1.10	396.19	0.0112	150	Channel	50	0.29	0.01	0.04	0.96	0.01	1.08	OK !	

General Formulas :

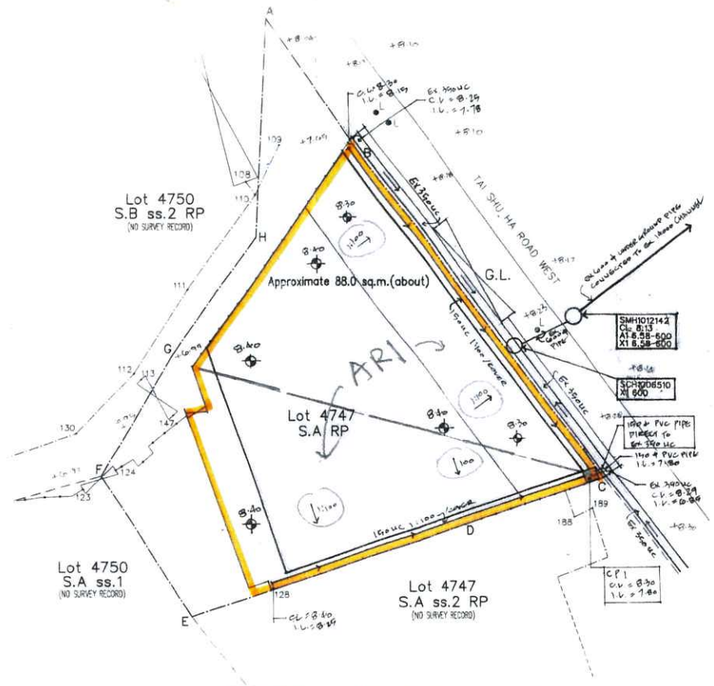
1. S = (USIL - DSIL)/L
2. to = 0.14465*L/(H^0.2*A^0.1)
3. i = a / { (tc + b)^c} ..... (I,D,F Relationship)
4. Vf = (1 /n) * R ^(2/3)* S ^0.5 ..... (Manning's formula)
5. Q = Ah * Vf
6. tc = to + tf

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*

Filename : A200a/b



CATCHMENT AREA 1:200

Pipe Checking
Using The Colebrook-White Equation

roughness factor (n) = 0.013
Roughness (Ks) = 0.6
Kinematic viscosity of fluid (ν) = 1.141E-06 m^2/s (at Temp =15° C)

Pipe	Length L (m)	Pipe Gradient S (1 in)	Accumulated Flow Rate Q(Areq) (m3/s)	Pipe Size D (mm)	Hydraulic Perimeter P (m)	Hydraulic Area A (m2)	Flow Vel. Vf (m/s)	Flow Rate Q [des] (m3/s)	Rate of Q(Des)/Q (Areq)	Status (1.05Q[Areq)<Q[des]?)
Pipe A1	6.00	70.00	0.0112	150	0.47	0.02	1.22	0.02	1.91	OK !

General Formulas :

1. S = (USIL - DSIL)/L
2. Vf = -2*(2*g*D*S)^0.5* log (Ks/(3.7*D)+2.51v/{D*(2*g*D*S)^0.5 ..... (The Colebrook-White Equation)
3. Q = Ah * Vf

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.

File name : A10a/b

Note : Equation 3-6 from *STORMWATER DRAINAGE MANUAL*

CALCULATION

28 APR 2021

John Kwan Chi Ming
Registered Professional Engineer

PROPOSED DRAINAGE WORK
at LOT 4747 S.A RP IN D.D.116
TAI KEI LENG, YUEN LONG

Date: 24/4/2021 Drawing: D-4