

**Temporary Shop & Services and Wholesale of Construction Material
for a Period of 3 Years
at
Lots 256 (Part) & 259 in D.D. 122, Ping Shan, Yuen Long, N.T.**

Annex 1 Estimated Traffic Generation

- 1.1 The application site is served by a vehicular track leading from Tsui Sing Road. Having mentioned that the site is intended for shop and wholesale of construction material in only 1,730m², traffic generated by the proposed development is extremely insignificant. The proposed development have been approved five times since 2017 at the application site.
- 1.2 The application site is abutting a public vehicle park. The proposed loading/unloading bay will be available for loading/unloading use. In view of that the loading/unloading of construction material will be infrequent and short-lived, the proposed loading/unloading bay to serve the proposed use would be sufficient.
- 1.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

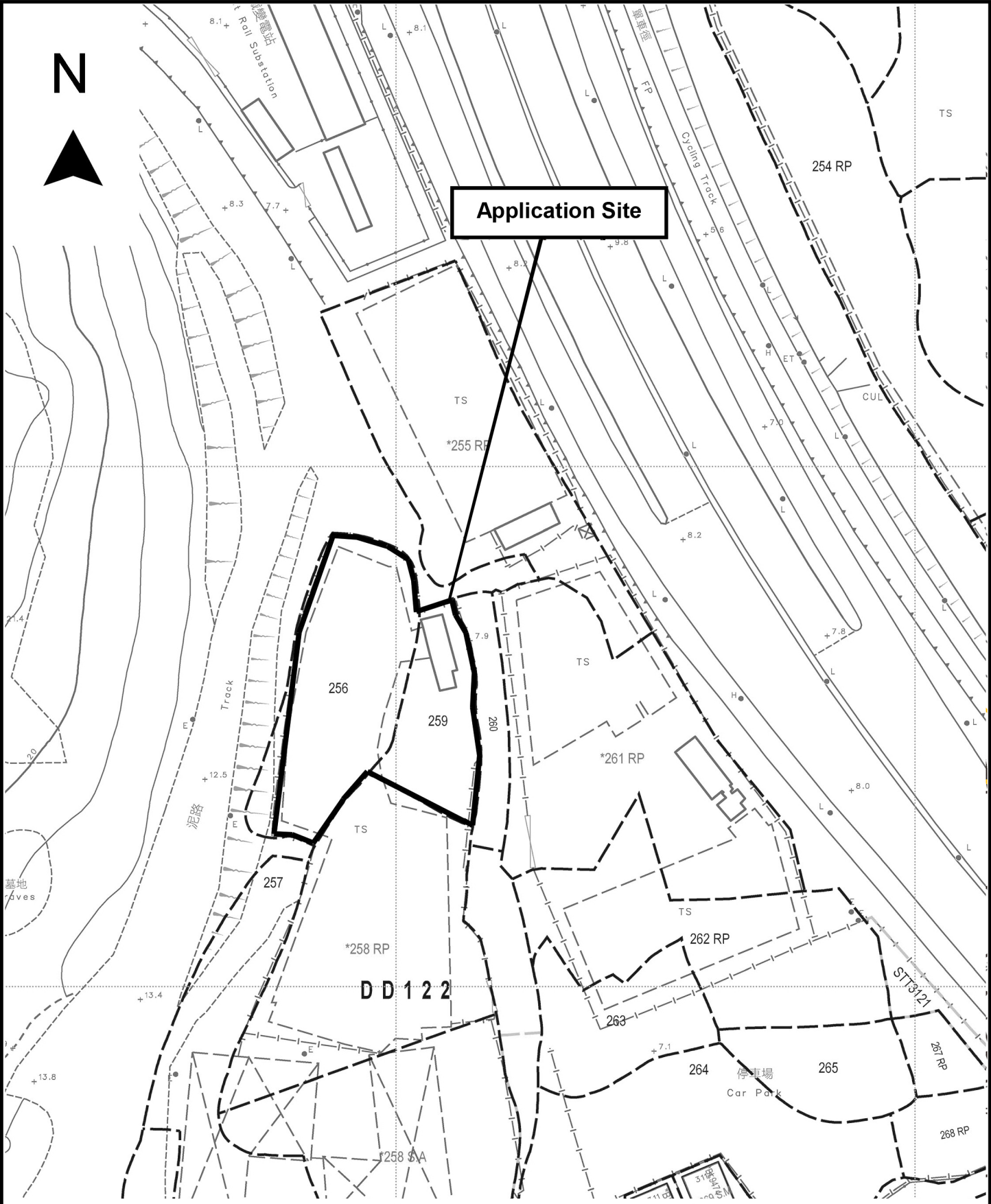
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.2	0.2	1	1
Light goods vehicle	0.3	0.3	1.5	1.5
Total	0.5	0.5	2.5	2.5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays.

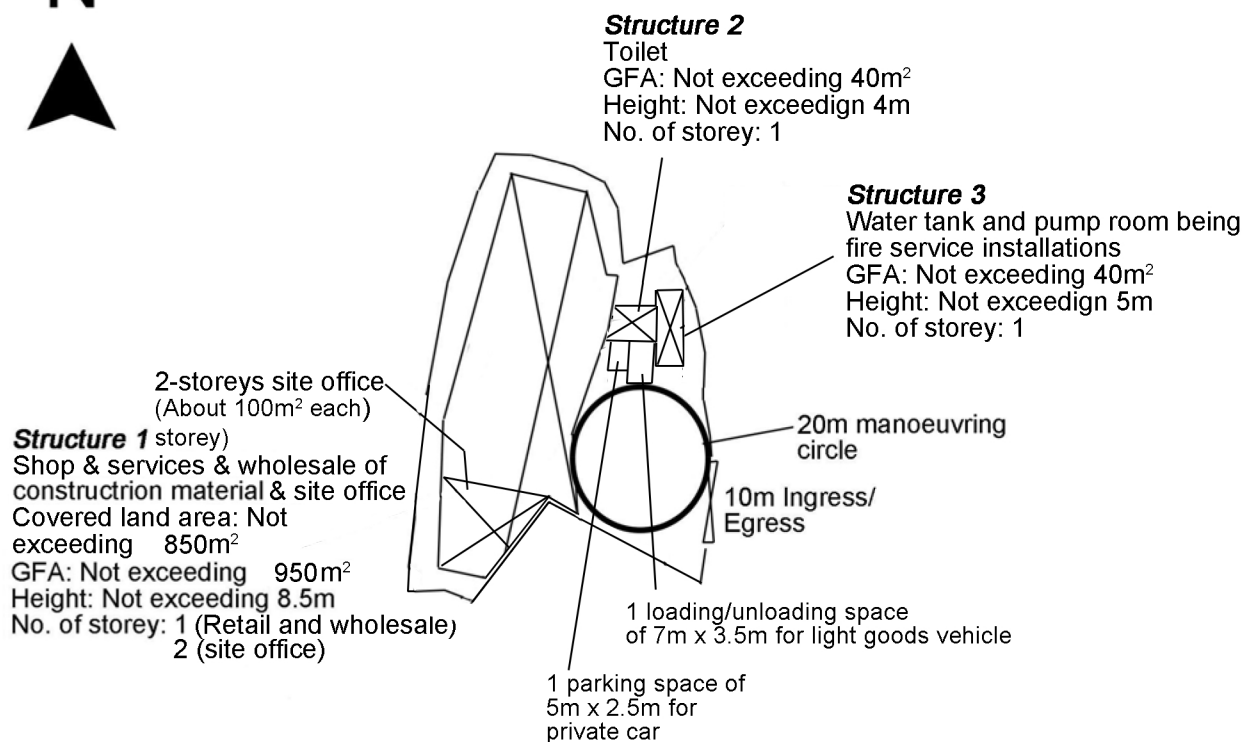
Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Tsui Sing Road.
- 1.5 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided and queueing up of traffic would not be the result especially that the traffic generated is insignificant.



Project 項目名稱: Temporary Shop & Services and Wholesale of Construction Material for a Period of 3 Years at Lots 256 (Part) & 259 in D.D. 122, Ping Shan, Yuen Long, N.T.	Drawing Title 圖目: Site Plan Drawing No. 圖號: Figure 1	Remarks 備註: Scale 比例: 1:1000
---	--	---



Project 項目名稱:

Temporary Shop & Services and Wholesale of Construction Material for a Period of 3 Years at Lots 256 (Part) & 259 in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000

F.S. NOTES:

- A. HOSE REEL SYSTEM TO PROVIDED AND INSTALLED FOR THE STRUCTURE IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
1. THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.

2. AN MODIFIED HOSE REEL SYSTEM WITH 2000 L F.S. WATER TANK SHALL BE PROVIDED. THERE SHALL BE SINGLE END WATER SUPPLY WILL BE FEED FROM TOWN MAIN. THE LOCATION OF THIS F.S. WATER TANK AND F.S. PUMP ROOM ARE CLEARLY MARKED ON PLANS.

3. TWO FIXED FIRE PUMP (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.

4. NO F.S. INLET TO PROVIDED IN THIS AREA.

5. AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATIONS OF HOSE REEL.
- B. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN 12845:2015 AND FSD CIRCULAR LETTER 5/2020.
1. MAXIMUM STORAGE AREA FOR ANY SINGLE-BLOCK SHALL BE 50M2 FOR SPRINKLER SYSTEM WITH HAZARD GROUP OF OH3 ACCORDING TO LPC RULES INCORPORATING BS EN 12845:2015.

2. THE MATERIAL ARE STORED IN FREE-STATING STORAGE (ST1), THE MAXIMUM STORAGE HEIGHT NOT EXCEEDING 4M & POST-PALLET STORAGE (ST2). THE MAXIMUM STORAGE HEIGHT NOT EXCEEDING 3.5M AND SINGLE ROW WITH 2.4M AISLES.

3. STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4 WIDE.

4. STORAGE SHOULD BE CONFINED TO BLOCK NOT EXCEEDING 150M2 IN PLAN AREA FOR CATEGORY I .

5. A 135,000 L SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON THE PLAN. SINGLE END WATER SUPPLY WILL BE FEED FROM TOWN MAIN.

6. SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AT GROUND FLOOR AND THE LOCATION AS INDICATED ON PLAN.

7. TWO FIXED FIRE PUMP (DUTY & STANDBY) AND ONE SPRINKLER JOCKEY TO BE PROVIDED FOR SERVING THE STRUCTURE AND LOCATED IN PUMP ROOM.

8. UNLESS OTHERWISE SPECIFIED. ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD 68T
- C. FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE AREA IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTER NO.6/2021 ONE ACTUATION POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT . THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARMING DEVICE INITIATION.
- D. SUFFICIENT EMERGENCY LIGHTING IN ACCORDANCE WITH BS 5266 – 1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO.4/2021 SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING /STRUCTURES.
- E. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266 – 1:2016 AND FSD CIRCULAR LETTER 5/2008.
- F. AN CONVENTIONAL TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATION INSIDE PUMP ROOM.
- G. PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED AT LOCATIONS CLEARLY INDICATED ON PLANS. AND 5 KG CO₂ TYPE FIRE EXTINGUISHER SHALL PROVIDED FOR PUMP ROOM.
- H. NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- I. NO SMOKE EXTRACTION SYSTEM WILL BE PROVIDED FOR THE WAREHOUSE AS THE AGGREGATE AREA OF OPENABLE WINDOWS FOR THE STRUCTURE (1) IS 54M² (IE. 850M²X 6.25% = 54M² WHICH IS GREATER THAN THE REQUIRED 6.25% OF THE COMPARTMENT.)
- J. THE LOCATION OF THE OPENABLE WINDOWS SHALL BE ALSO BE DELINEATED ON PLANS.
- K. WHEN A VENTILATION /AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED. IT SHELL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

PUMP SCHEDULE

PUMP DESCRIPTION	PUMP MOTOR POWER RATING (kW)
DUTY FIXED FIRE PUMP	3.0
STANDBY FIXED FIRE PUMP	3.0
DUTY SPRINKLER PUMP	22
STANDBY SPRINKLER PUMP	22
SPRINKLER JOCKEY PUMP	1.5

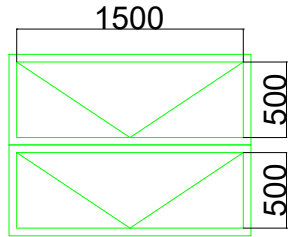
COLOUR CODE FOR PIPE SIZES

PIPE SIZE	COLOUR CODE
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	LIGHT BLUE
ø100mm	LIGHT BROWN

OPENABLE GLASS WINDOW SCHEDULE

DESIGNATION	AREA (M ²)	OPENABLE WINDOW DESIGNATION	AREA (M ²)
A	1.5	I	4.5
B	1.5	J	7.5
C	3.0	K	7.5
D	1.5	L	1.5
E	4.5	M	4.5
F	6.0	N	6.0
G	6.0	O	4.5
H	6.0	P	4.5

TOTAL OPENABLE WINDOW AREA: 70.5M²



OPENABLE WINDOW AREA:
1.5M X (0.5+0.5)M=1.5M

OPENABLE WINDOW ELEVATION (TYPICAL)
(N.T.S.)

LEGEND:

- SPRINKLER PUMP/ JOCKEY PUMP/ HOSE REEL PUMP

CHECK VALVE

GATE VALVE

HOSE REEL

68°C PENDENT TYPE SPRINKLER HEAD UNDER STRUCTURAL CEILING

68°C PENDENT TYPE SPRINKLER HEAD UNDER STAIRCASE
- MANUAL FIRE ALARM CALL POINT (BREAK GLASS TYPE)

VISUAL FIRE ALARM

SPRINKLER WATER MOTOR ALARM GONG

FLOW SWITCH

5kg CO₂ PORTABLE FIRE EXTINGUISHER

SAND BUCKET
- PRESSURE SWITCH

SPRINKLER CONTROL VALVE (SCHEMATIC)

SPRINKLER INLET

ZONE SUBSIDIARY STOP VALVE WITH ELECTRICAL MONITORING

PERMANENT PROVING PIPE
- EMERGENCY LIGHTING

EXIT SIGN

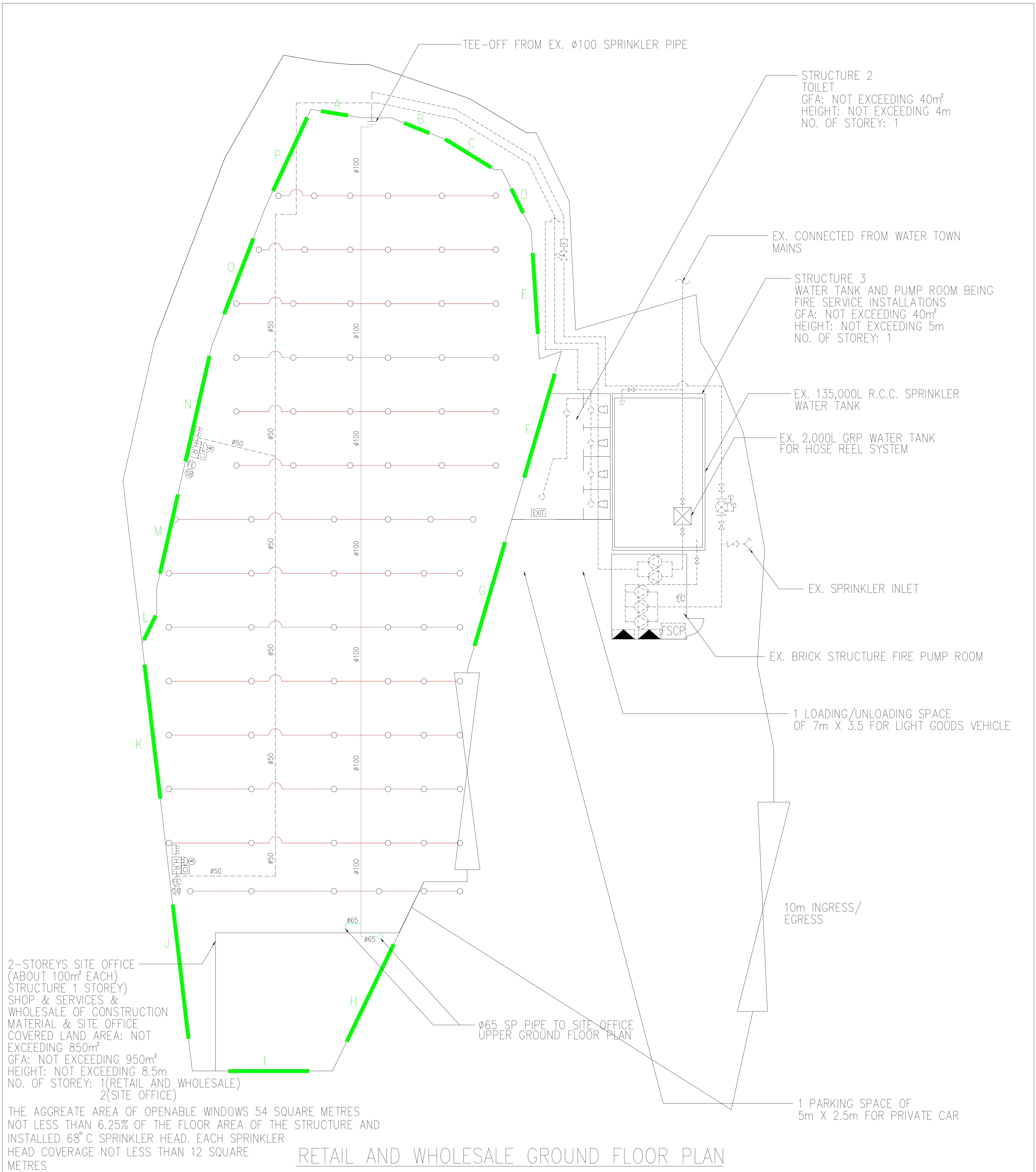
FLOW METER

F.S. CONTROL PANEL

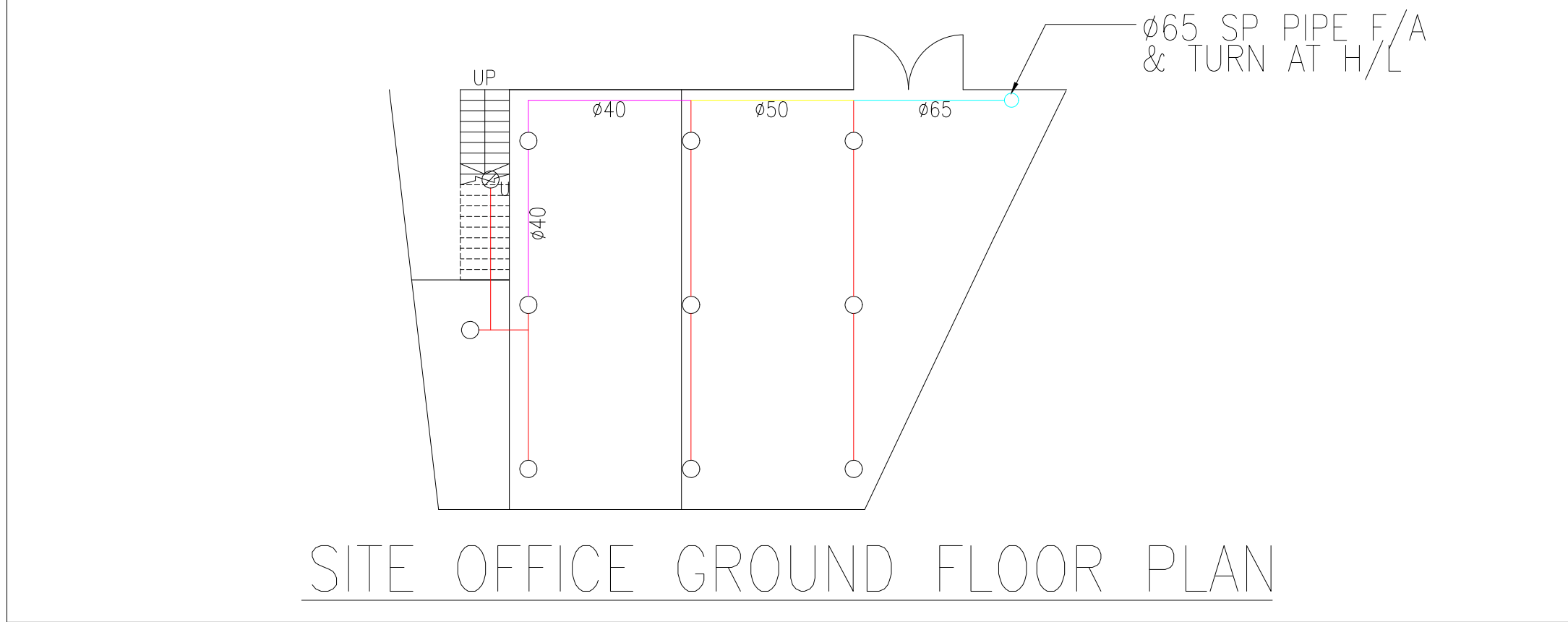
FIXED FIRE PUMP / SPRINKLER PUMP CONTROL PANEL

OPENABLE WINDOW

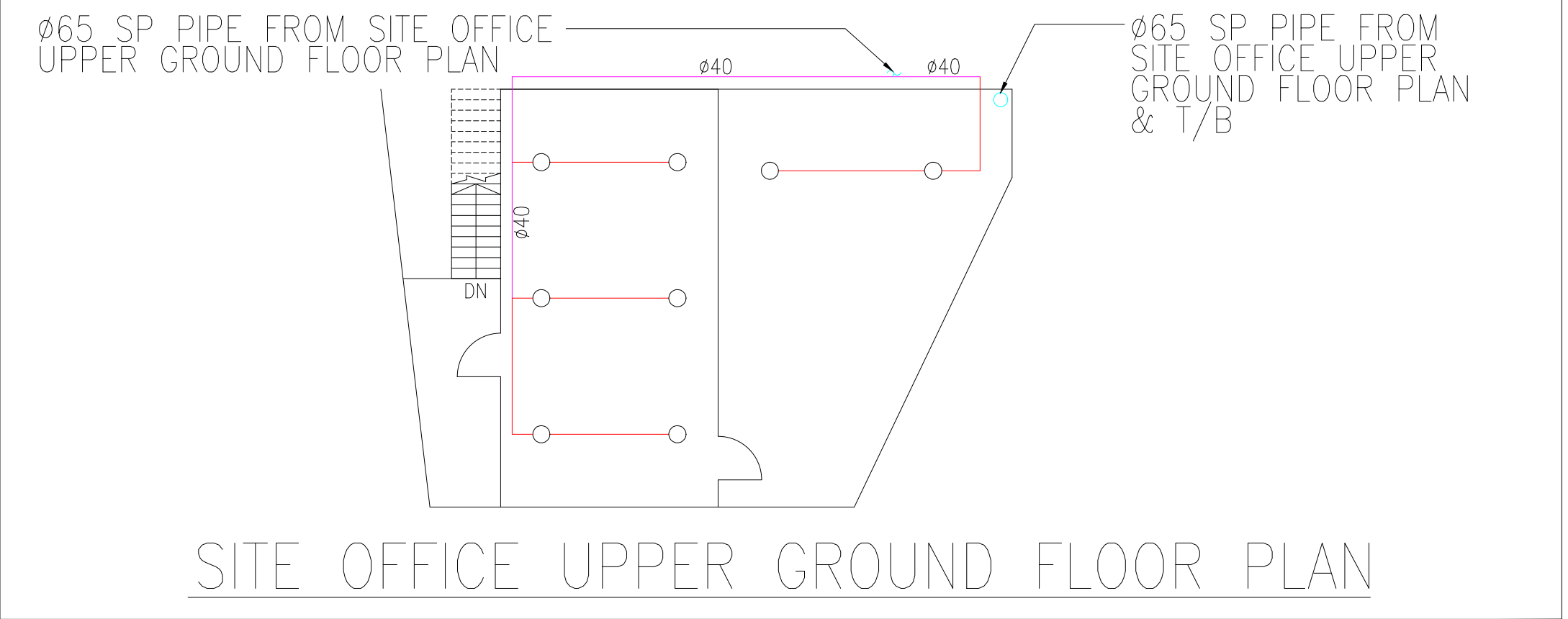
F.S.I. CONTRACTOR:	PROJECT : 元朗屏山丈量約份第122約地段第256號(部分)及第259號 D.D.122 LOTS 256 (PART) & 259 PING SHAN, YUEN LONG. N.T.	APPLICATION NO. A/YL-PS/713	DRAWN BY : SC
			CHECKED BY : VW
	TITLE : F.S. NOTES, LEGEND, PUMP SCHEDULE FOR HR AND SPRINKLER SYSTEMS AND COLOUR CODE FOR PIPE SIZES		DATE : 11-2025
			SCALE : NTS
			DRAWING NO.: FS/001



RETAIL AND WHOLESALE GROUND FLOOR PLAN

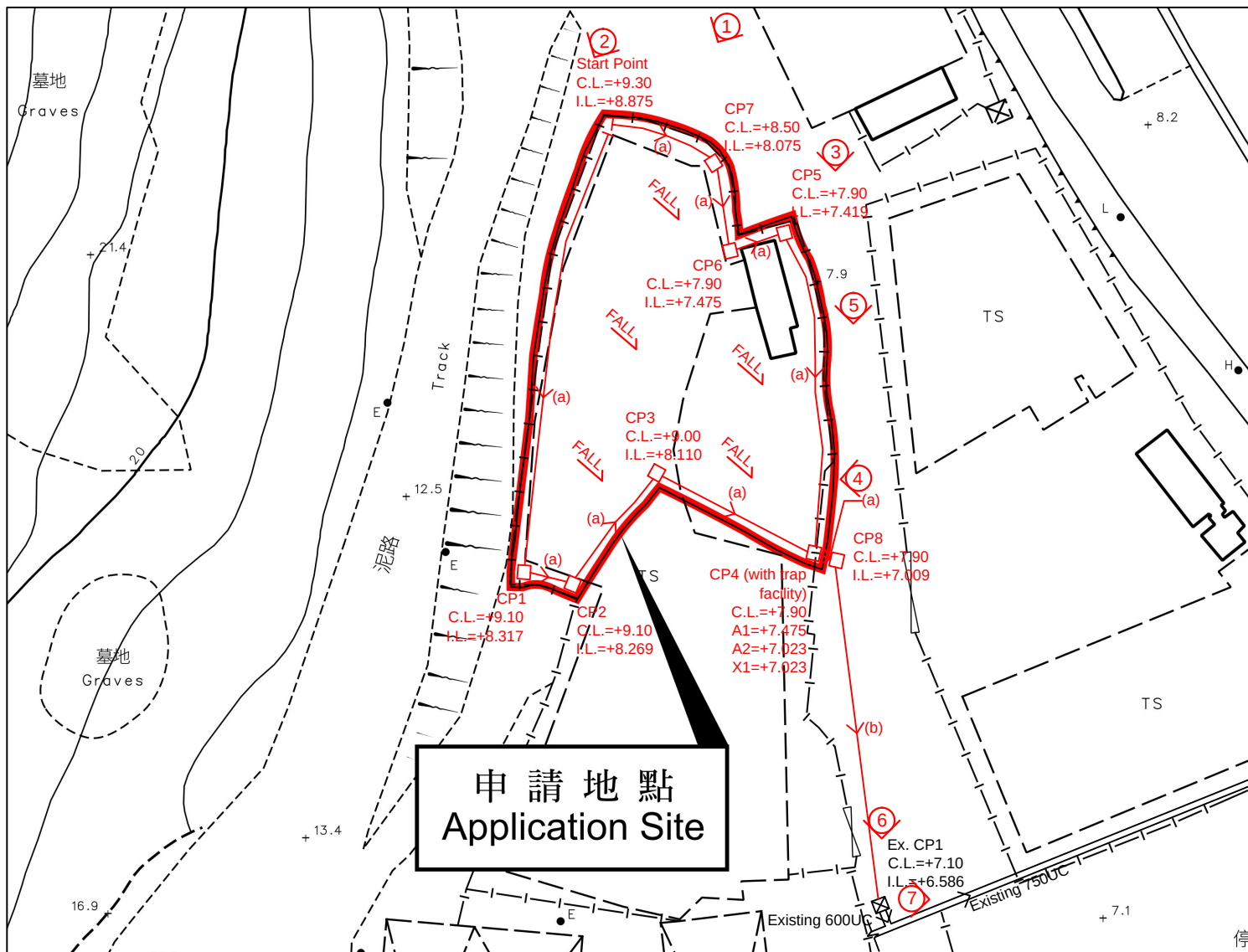


SITE OFFICE GROUND FLOOR PLAN



SITE OFFICE UPPER GROUND FLOOR PLAN

F.S.I. CONTRACTOR: RICH ENGINEERING LIMITED	PROJECT : 元朗屏山丈量約份第122約地段第256號(部分)及第259號 D.D.122 LOTS 256 (PART) & 259 PING SHAN, YUEN LONG. N.T.	APPLICATION NO. A/YL-PS/713	DRAWN BY :	SC
			CHECKED BY :	VW
	TITLE : 臨時商店及服務行業及批發建築材料用途-消防裝置平面圖 FIRE SERVICE INSTALLATION LAYOUT PLAN		DATE :	11-2025
			SCALE :	1:100(A1)
			DRAWING NO.:	FS/002

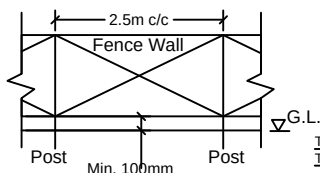


Note:

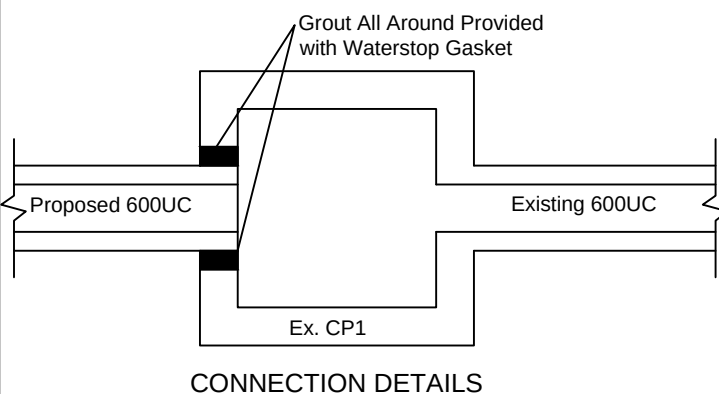
- Catchpits (CP4) with desilting facility shall follow CEDD standard drawing No. C2406I.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- Fence Wall to be erected (if any) shall be Open-bottom type.
- No site formation works/ land filling works to be carried out.

LEGEND

- ☒ MH Existing Manhole
- Existing 600UC/750UC
- ☐ CP Proposed Catch Pit
- (a) Proposed 375UC (1:100) with Cast Iron Cover
- (b) Proposed 600UC (1:100) with Cast Iron Cover
- ① Photo Viewport



TYPICAL DETAIL OF OPEN-BOTTOM TYPE FENCE WALL



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:

Temporary Shop and Services and Wholesale of Construction Materials for a Period of 3 Years at Lots 256 (Part) and 259 in D.D.122, Ping Shan, Yuen Long, New Territories

(Application Number:A/YL-PS/737)

Title:

Drainage Proposal - LAYOUT

D01-1

Drawn by:

DM

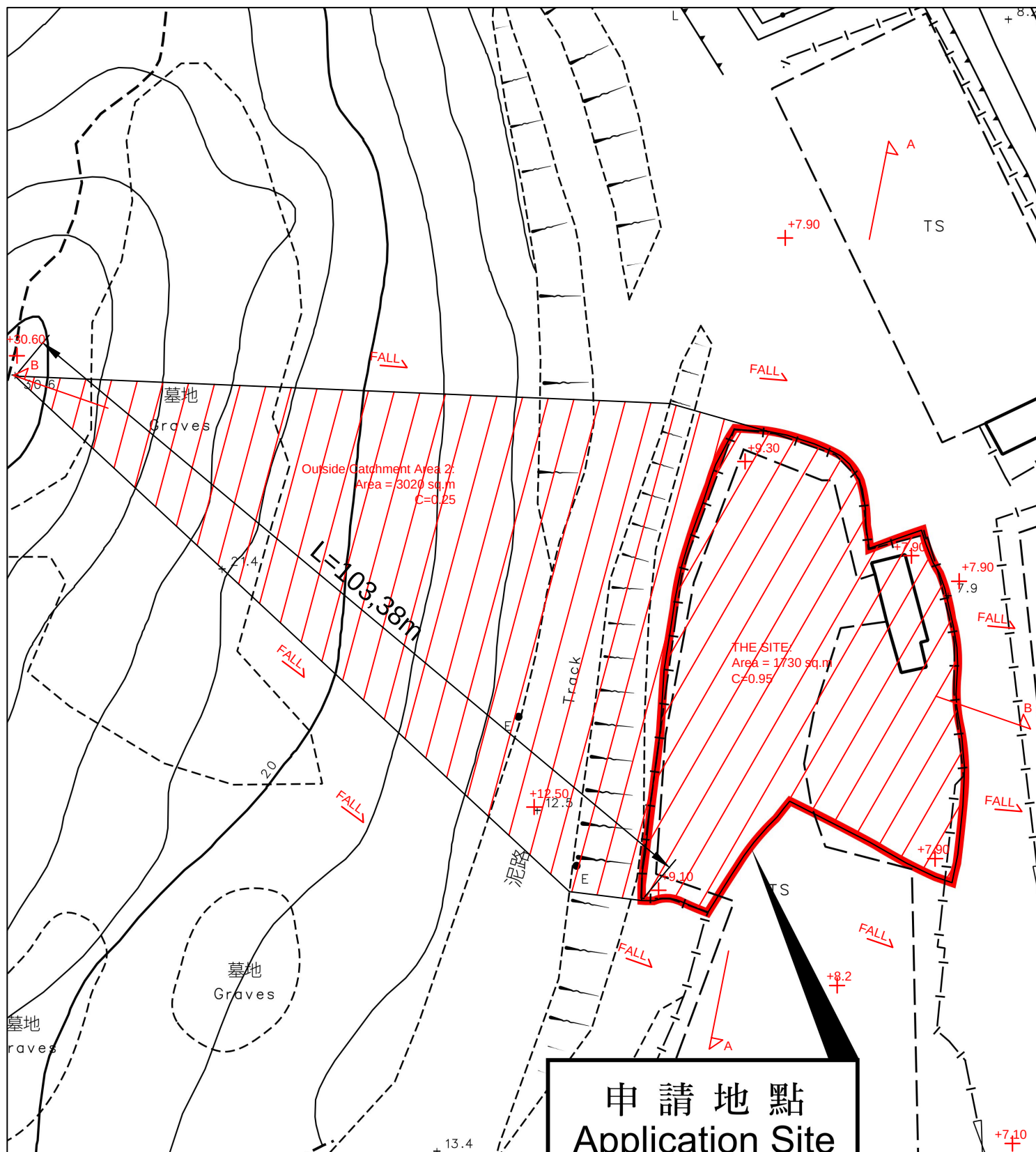
Date:

28-3-2026

Check by:

DM

Scale:



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:

Temporary Shop and Services and Wholesale of Construction Materials for a Period of 3 Years at Lots 256 (Part) and 259 in D.D.122, Ping Shan, Yuen Long, New Territories

(Application Number:A/YL-PS/737)

Title:

Drainage Proposal -
CATCHMENT AREA PLAN

D02

Drawn by:

DM

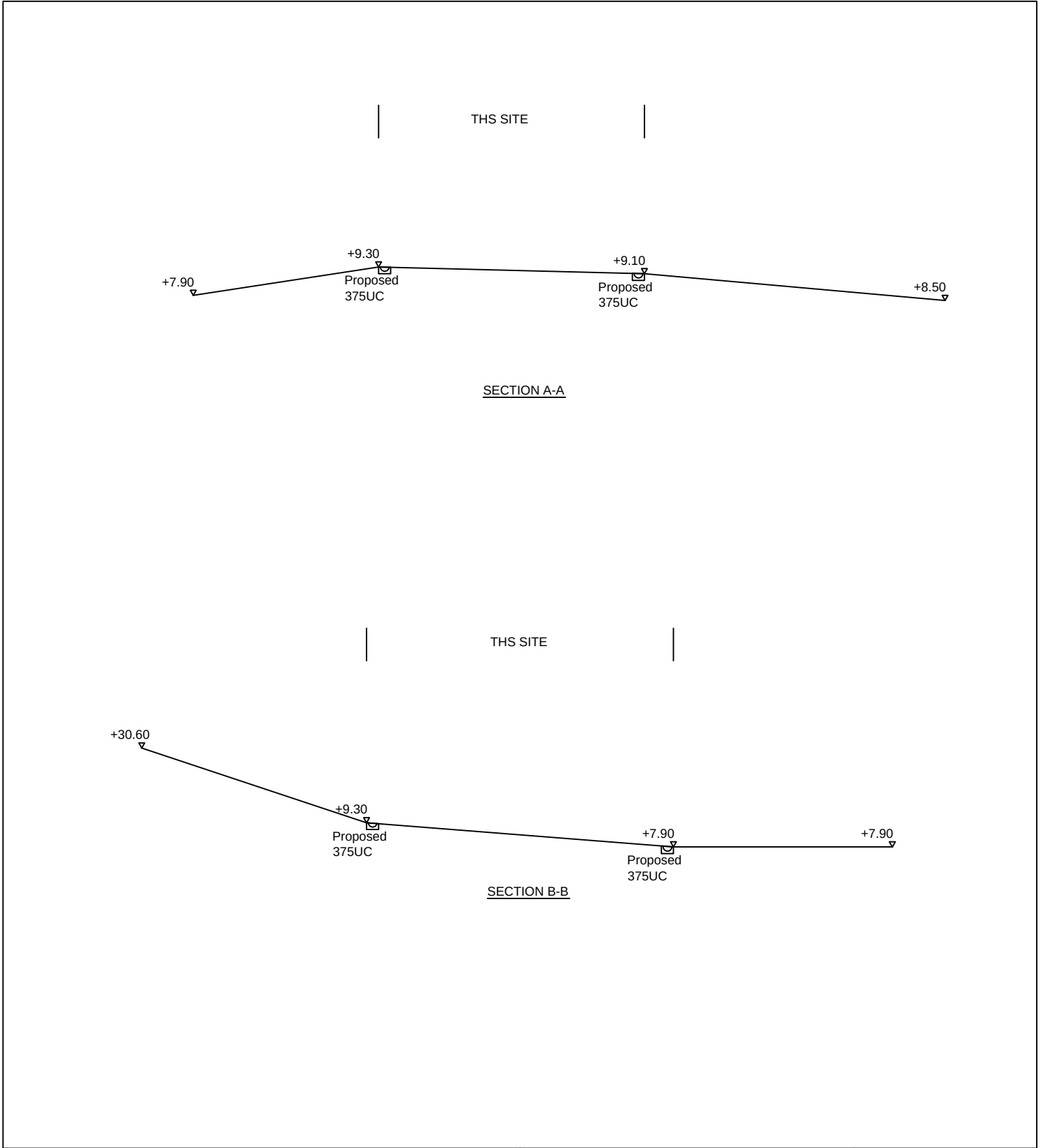
Date:

28-3-2026

Check by:

DM

Scale:



正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANT COMPANY	Title: Drainage Proposal - SECTIONS		D03
	Drawn by: DM	Date: 28-3-2026	
Project: Temporary Shop and Services and Wholesale of Construction Materials for a Period of 3 Years at Lots 256 (Part) and 259 in D.D.122, Ping Shan, Yuen Long, New Territories (Application Number:A/YL-PS/737)	Check by: DM	Scale: ----	

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

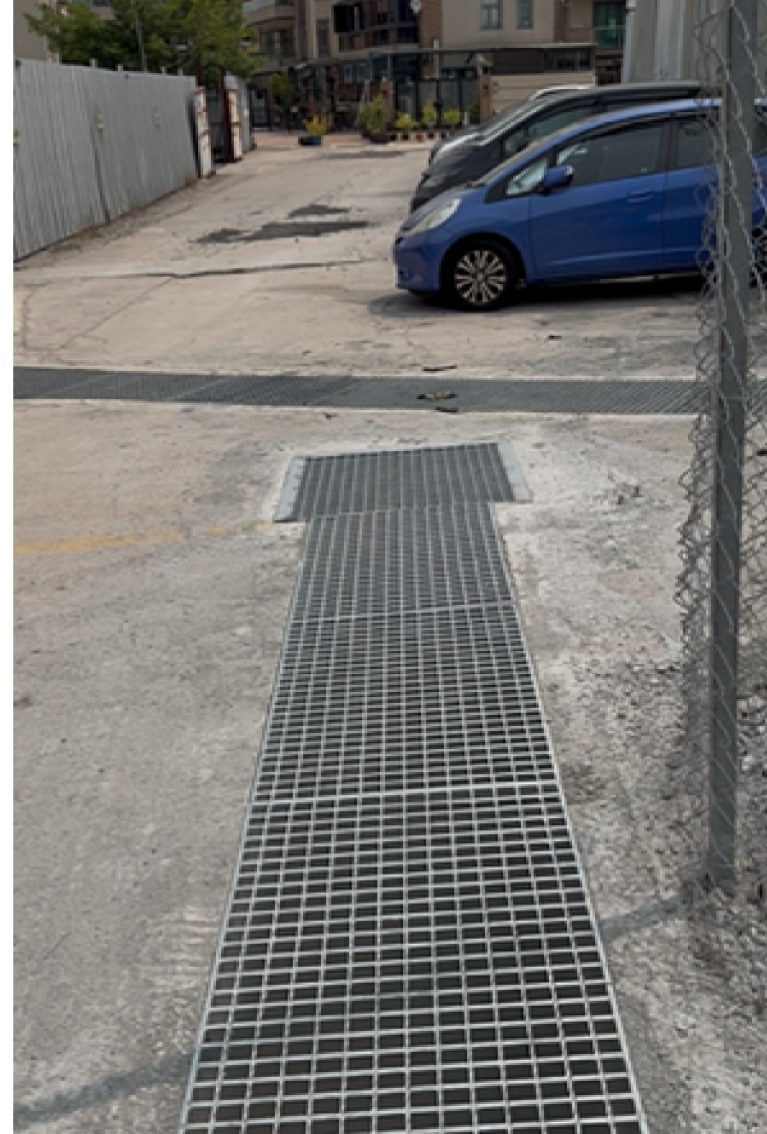


Photo 7

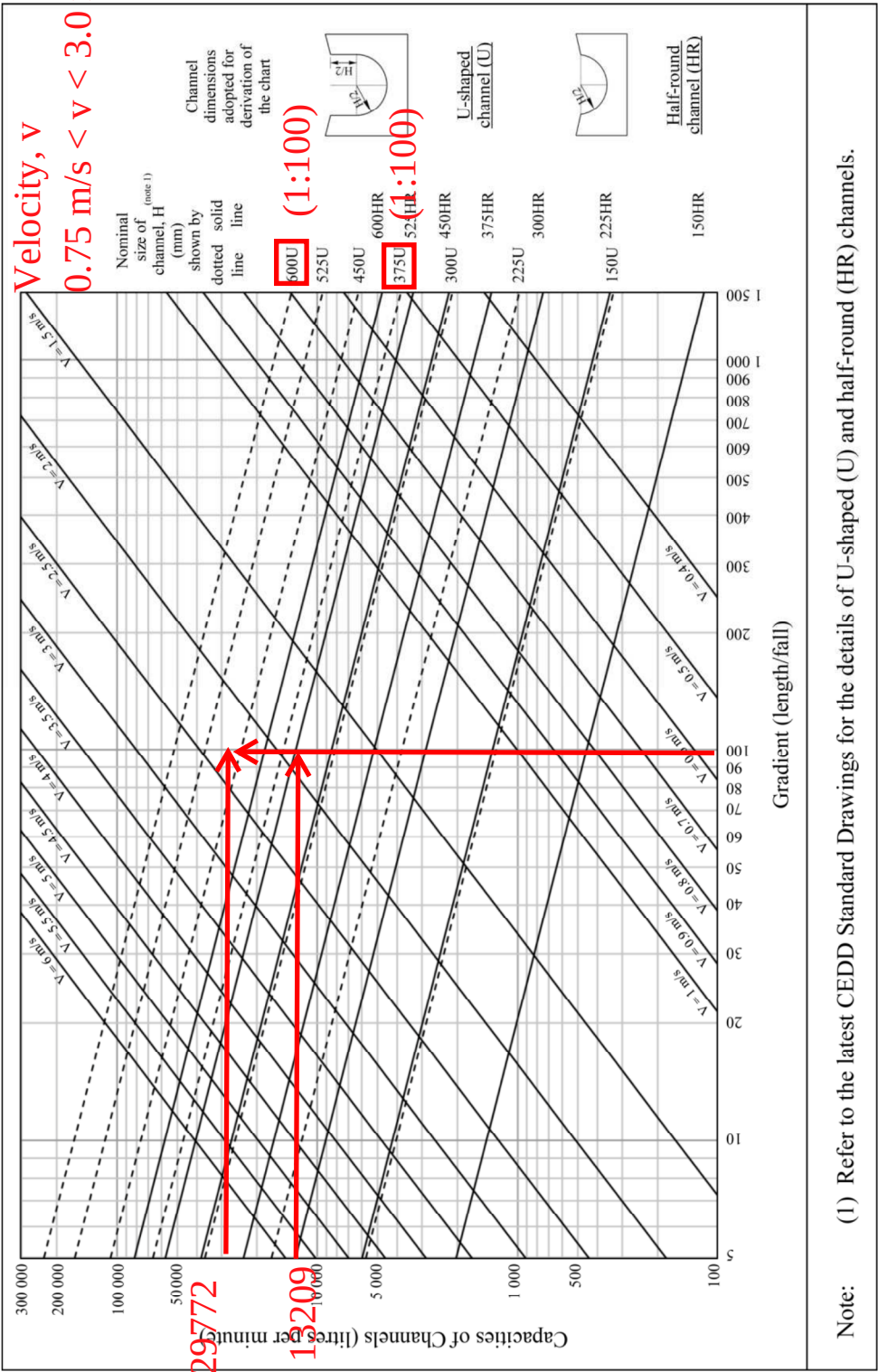


Outside Catchment Area, Area	=	3020	m ²	(C= 0.25)	L= 103.38 m
THE SITE, Area	=	1730	m ²	(C= 0.95)	H= (30.6-9.1)*100/103.38 20.797 m
Calculation of Design Runoff of the Proposed Development,					
For the design of drains of the proposed site					
Σ Q	=	Σ 0.278 C i A			
A	=	3020+1730	m ²		
	=	4750			
	=	0.00475	km ²		
t	=	0.14465 L/ H ^{0.2} A ^{0.1}			
	=	0.14465*103.38/20.797 ^{0.2} *4750 ^{0.1}			
	=	3.495	min		
i	=	1.16*a/(t+b) ^c	(50 yrs return period, Table 3a, Corrigendum 2024,		
	=	1.16*505.5/(3.495+3.29) ^{0.355}	SDM) and (16% increase due to climate change)		
	=	297.1	mm/hr		
Therefore, Q	=	(0.278*0.25*297.1*0.003020+0.278*0.95*297.1*0.00173)/0.9	(0.9 factor is daopted for sedimentation)		
	=	0.2201	m ³ /sec		
	=	13209	lit/min		
Provide 375UC (1:100) is OK					

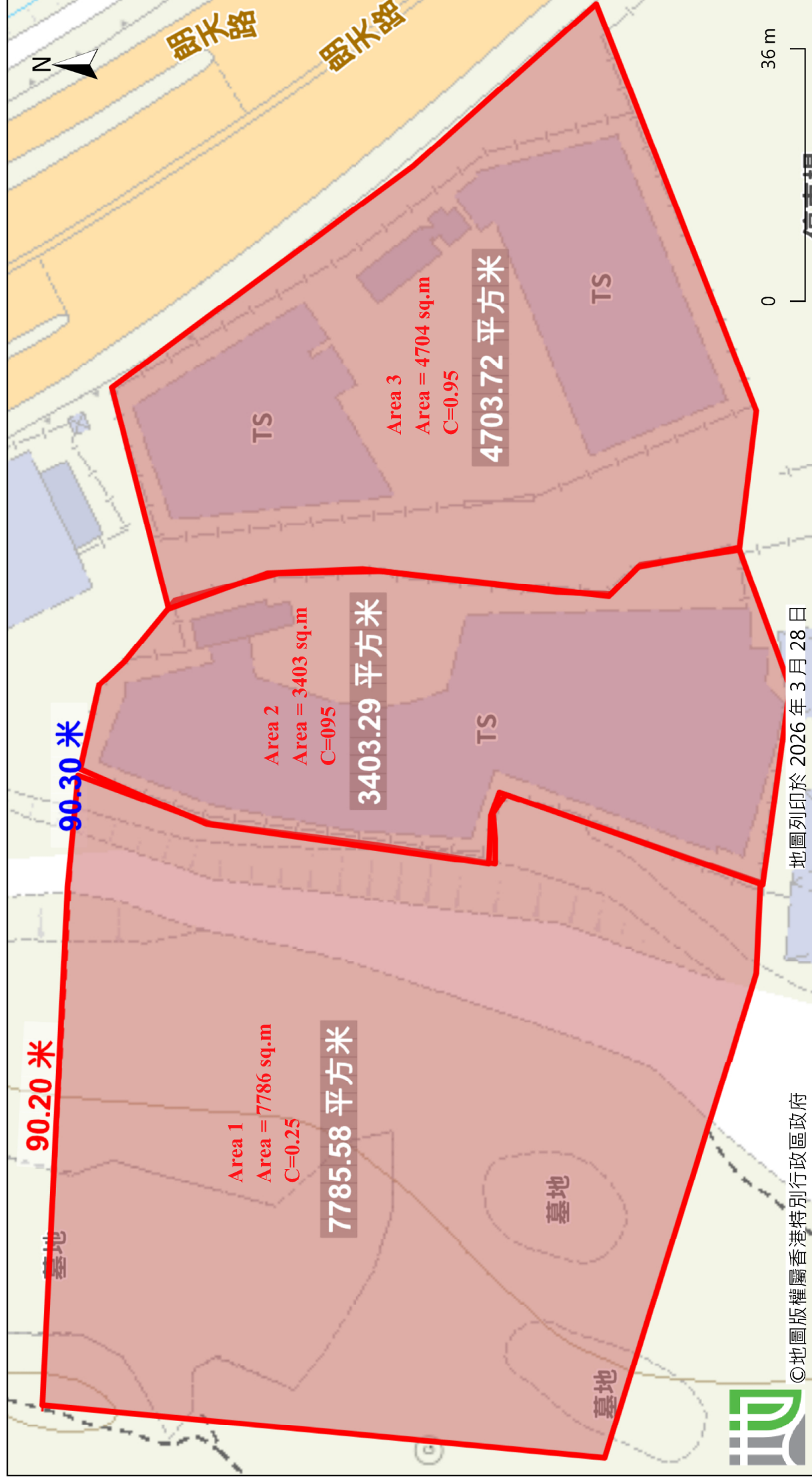
GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1	Revision: -	Date: 05.06.2014	Page: 3 of 3
--------------	-------------	------------------	--------------

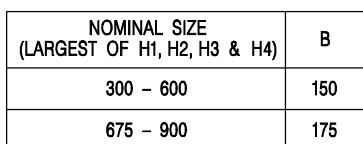
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Catchment Area Plan for Proposed 600UC and Existing 750 UC



Area 1, Area	=	7786	m ²	(C= 0.25)	L= 90.2 m
Area 2, Area	=	3403	m ²	(C= 0.95)	H= (30.6-9.1)*100/90.2= 23.836 m
Area 3, Area	=	4704	m ²	(C= 0.95)	
Calculation of Design Runoff of the Proposed Development,					
For the design of drains of the proposed 600UC, Area 1 + Area 2					
$\Sigma Q = \Sigma 0.278 C i A$					
A	=	7786+3403	m ²		
	=	11189			
	=	0.011189	km ²		
t	=	0.14465 L/ H ^{0.2} A ^{0.1}			
	=	0.14465*90.2/23.836 ^{0.2} *11189 ^{0.1}			
	=	2.724	min		
i	=	1.16*a/(t+b) ^c	(50 yrs return period, Table 3a, Corrigendum 2024,		
	=	1.16*505.5/(2.724+3.29) ^{0.355}	SDM) and (16% increase due to climate change)		
	=	310.2	mm/hr		
Therefore, Q	=	(0.278*0.25*310.2*0.007786+0.278*0.95*310.2*0.003403)/0.9	(0.9 factor is daopted for sedimentation)		
	=	0.4962	m ³ /sec		
	=	29772	lit/min		
Provide 600UC (1:100) is OK					
Calculation of Design Runoff of the Proposed Development,					
For the design of drains Existing 750UC , Area 1 + Area 2 + Area 3					
$\Sigma Q = \Sigma 0.278 C i A$					
A	=	7796+3403+4704	m ²		
	=	15893			
	=	0.015893	km ²		
t	=	0.14465 L/ H ^{0.2} A ^{0.1}			
	=	0.14465*90.2/23.836 ^{0.2} *15893 ^{0.1}			
	=	2.630	min		
i	=	1.16*a/(t+b) ^c	(50 yrs return period, Table 3a, Corrigendum 2024,		
	=	1.16*505.5/(2.630+3.29) ^{0.355}	SDM) and (16% increase due to climate change)		
	=	311.9	mm/hr		
Therefore, Q	=	(0.278*0.25*311.9*0.007786+0.278*0.95*311.9*0.008107)/0.9	(0.9 factor is daopted for sedimentation)		
	=	0.9295	m ³ /sec		
	=	55770	lit/min		
Calculation Maximum Capacity of Existing 750UC					
Manning Equation	V	=	R ^{2/3} *S _f ^{0.5} /n		
where	R	=	($\pi r^2/2+2r^2$)/($\pi r+2r$)	r=	0.375 m
		=	r/2	A=	0.502 m ²
		=	0.260	m	
	n	=	0.012	s/m ^{1/3}	(Talbe 13 of Stormwater Drainage Manual)
	S _f	=	0.01		
Therefore, V	=	0260 ^{2/3} *0.01 ^{0.5} /0.012			
	=	3.398	m/sec		
Maximum Capacity (Q _{max})	=	V*A			
	=	1.365	m ³ /sec		
	=	81913	lit/min		
	>	55770	lit/min		
Existing 750UC (1:100) is OK					



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

卓越工程 建設香港



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

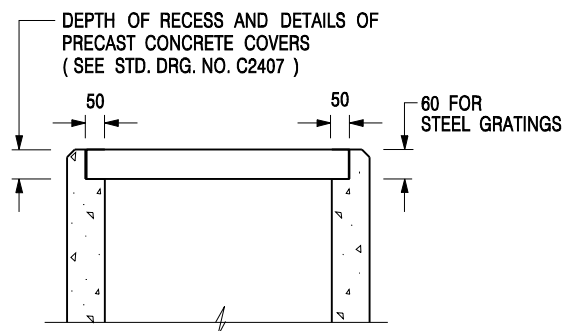
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1

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.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A

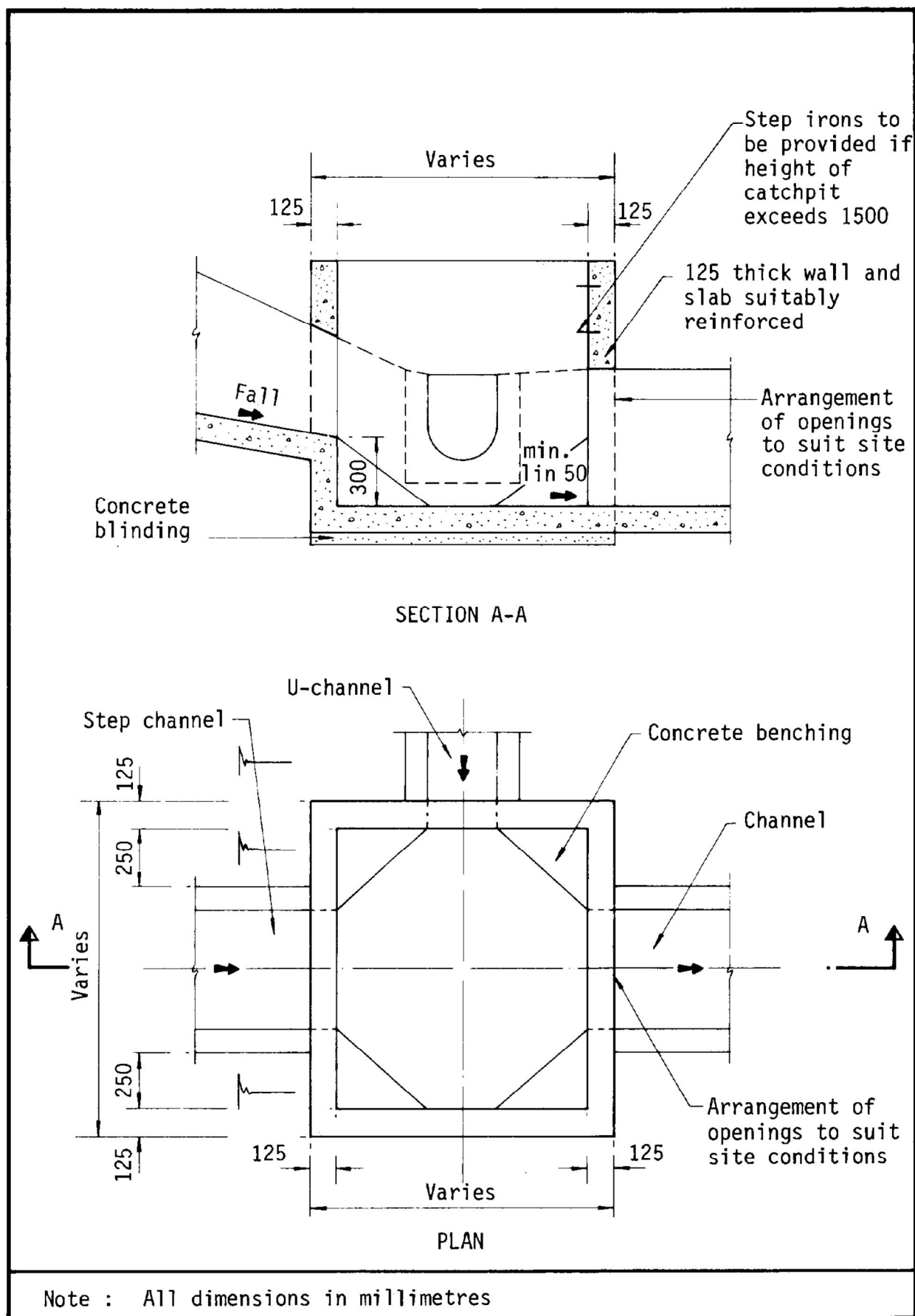
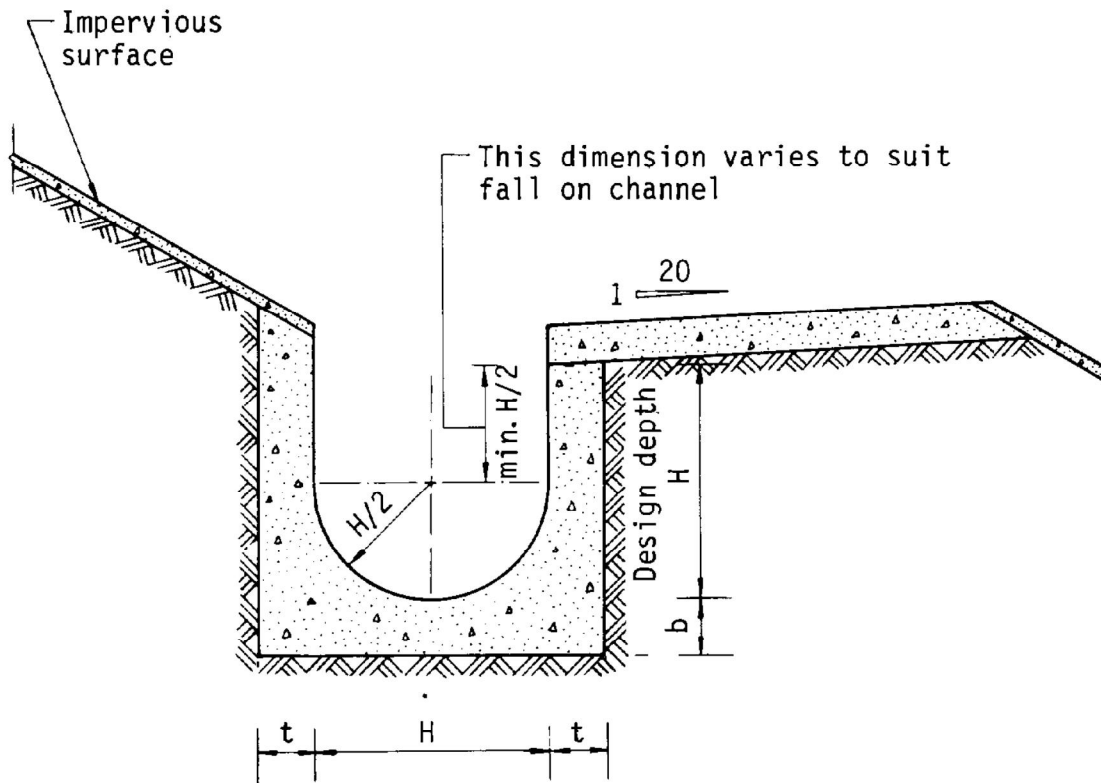


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details