

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 6,300 m² (ABOUT)
 COVERED AREA : 4,798 m² (ABOUT)
 UNCOVERED AREA : 1,502 m² (ABOUT)

PLOT RATIO : 0.77 (ABOUT)
 SITE COVERAGE : 76% (ABOUT)

NO. OF STRUCTURE : 4
 DOMESTIC GFA : NOT APPLICABLE
 NON- DOMESTIC GFA : 4,856 m² (ABOUT)
 TOTAL GFA : 4,856 m² (ABOUT)

BUILDING HEIGHT: 14m (ABOUT)
 NO.OF STOREY: 1-2

STRUCTURE B2

USE:
 COVERED AREA: 42 m² (ABOUT)
 HEIGHT: 6m (ABOUT)
 STOREY: 2
 GFA: 84 m² (ABOUT)

OFFICE
 42 m² (ABOUT)
 6m (ABOUT)
 2
 84 m² (ABOUT)

STRUCTURE B3

USE:
 COVERED AREA: 16 m² (ABOUT)
 HEIGHT: 3m (ABOUT)
 STOREY: 1
 GFA: 16 m² (ABOUT)

TOILET
 16 m² (ABOUT)
 3m (ABOUT)
 1
 16 m² (ABOUT)

STRUCTURE B4

USE:
 COVERED AREA: 16 m² (ABOUT)
 HEIGHT: 3m (ABOUT)
 STOREY: 1
 GFA: 16 m² (ABOUT)

F.S. PUMP
 16 m² (ABOUT) (INVOLVE RAIN SHELTER COVERED AREA)
 3m (ABOUT)
 1
 16 m² (ABOUT)

INGRESS/EGRESS 24m (ABOUT)(W)

MANOEVURING CIRCLE 14m (ABOUT)

14M

LOADING/UNLOADING BAYS

CONTAINER VEHICLE SPACES
 DIMENSION: 3.5m x 16m
 NO. of CV SPACES: 8

Ramp 30ft(About)

RAIN SHELTER

COVERED AREA: 210 m² (ABOUT)
 GFA: 210 m² (ABOUT)

STRUCTURE B1

USE:
 COVERED AREA: 4,530 m² (ABOUT)
 HEIGHT: 14m (ABOUT)
 STOREY: 1
 GFA: 4,530 m² (ABOUT)

LOGISTICS CENTRE
 4,530 m² (ABOUT)
 14m (ABOUT)
 1
 4,530 m² (ABOUT)

LEGEND

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  LOADING/UNLOADING BAYS
-  INGRESS/EGRESS



PROJECT
 PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOTS 456 RP, 459, 460, 461, 462 AND 2229 RP IN D.D. 83, KWAN TEI, FANLING, NEW TERRITORIES

SCALE
 1:800 @ A4

DRAWING TITLE
 LAYOUT PLAN

DRAWN BY J.W	DATE 7.8.2024
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REVISED BY	DATE
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APPROVED BY	DATE
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DWG NO. PLAN 2	VER. A-1
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參考編號
 REFERENCE No.

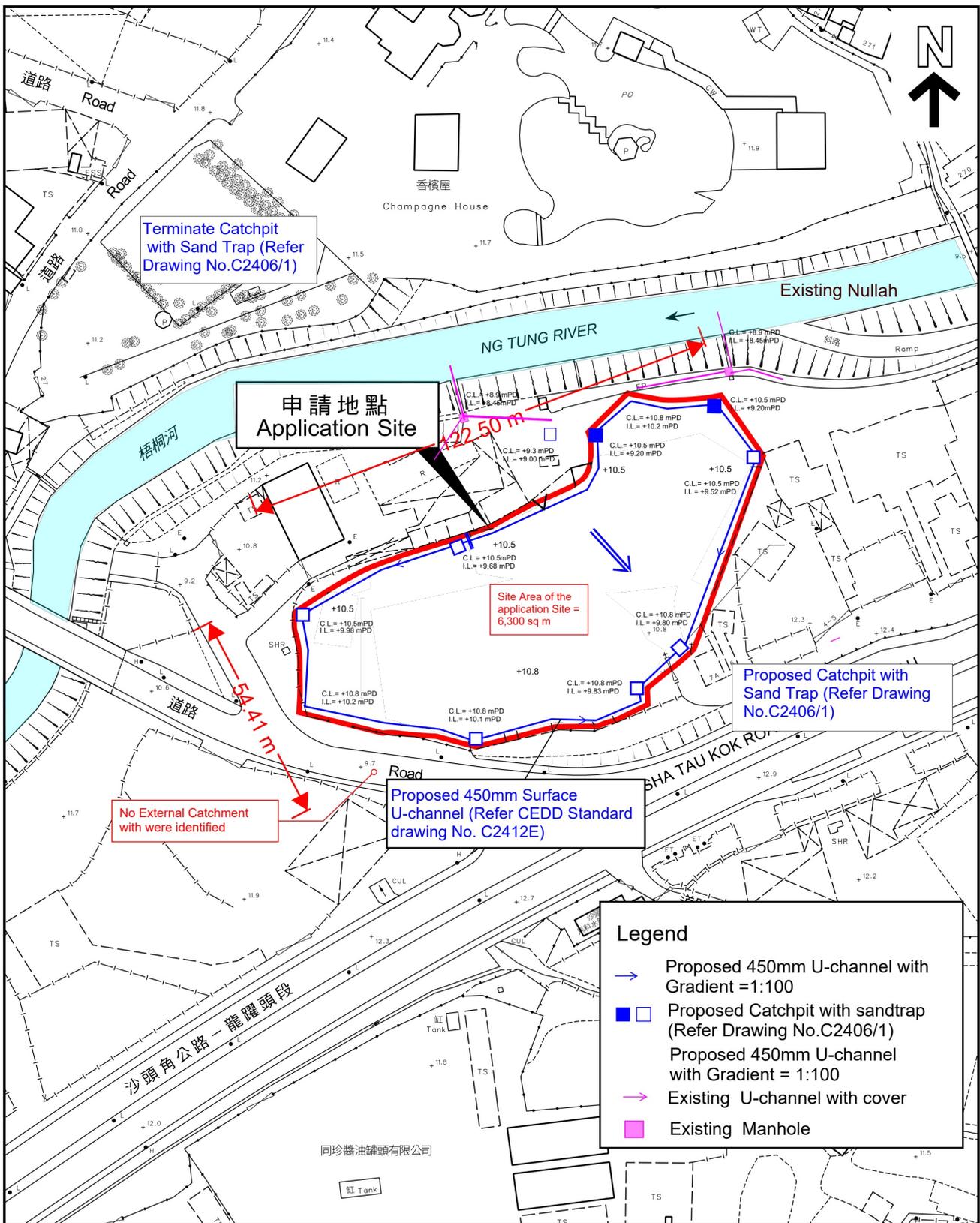
A/NE-TKL/773

繪圖

DRAWING A-1

(來源 : 申請人於2024年8月27日呈交的資料)

(SOURCE : APPLICANT'S SUBMISSION ON 27.8.2024)



平面圖 SITE PLAN

本摘要圖於2022年9月14日擬備，
所根據的資料為測量圖編號
3-SW-3D
EXTRACT PLAN PREPARED ON 14.9.2022
BASED ON SURVEY SHEET No.
3-SW-3D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-TKL/708

參考編號
REFERENCE No. **A/NE-TKL/773**

繪圖 **DRAWING A-2**

(來源：申請人於2024年12月24日提交的資料)
(SOURCE：APPLICANT'S SUBMISSION ON 24.12.2024)

F.S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 SMOKE EXTRACTION SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.7 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY II
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1:2016 AND BS EN 1838:2013', AND FSD CIRCULAR LETTERS NO. 4/2021. COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008. FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

Structure 1 Openable Windows Calculation
 Area of Structure 1 = 4530sq.m.
 Area of High Bay Window (H.B.W.) = 2.0m(H) x 145m = 290 sq.m.
 Total openable window area = 290 sq.m.
 = 6.4% of floor area

SSTRUCTURE B4
 USE: F.S. PUMP
 COVERED AREA: 16 m² (ABOUT)(INVOLVE RAIN SHELTER COVERED AREA)
 HEIGHT: 3m (ABOUT)
 STOREY: 1
 GFA: 16 m² (ABOUT)

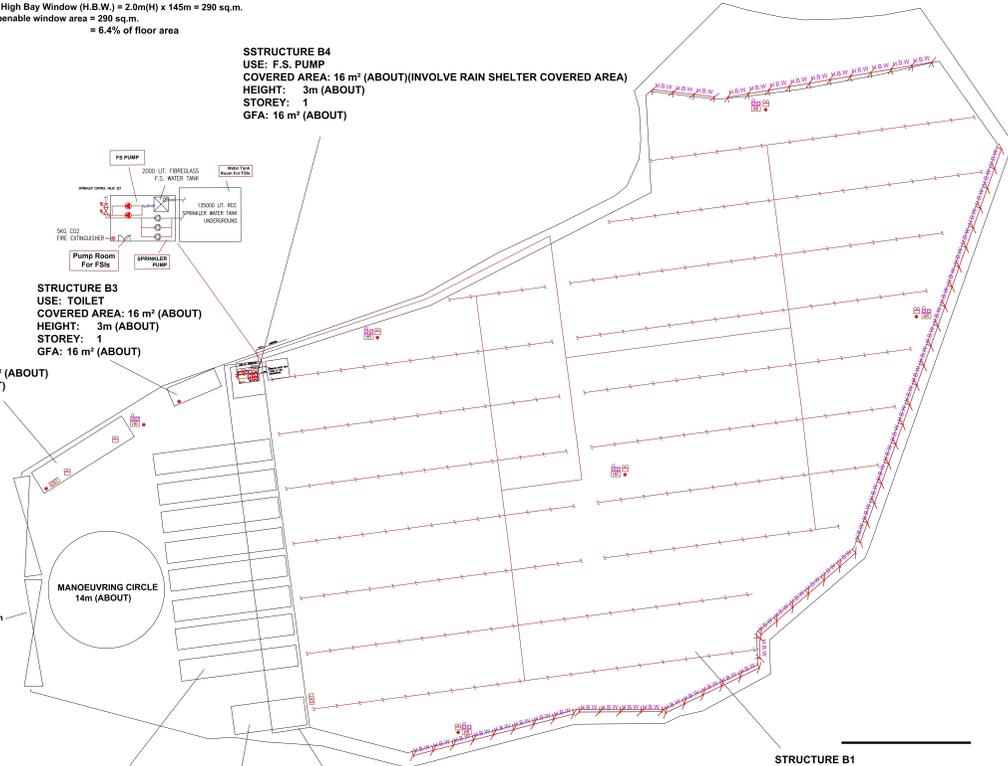
STRUCTURE B3
 USE: TOILET
 COVERED AREA: 16 m² (ABOUT)
 HEIGHT: 3m (ABOUT)
 STOREY: 1
 GFA: 16 m² (ABOUT)

STRUCTURE B2
 USE: OFFICE
 COVERED AREA: 42 m² (ABOUT)
 HEIGHT: 6m (ABOUT)
 STOREY: 2
 GFA: 84 m² (ABOUT)

LOADING/UNLOADING BAYS
 CONTAINER VEHICLE SPACES
 DIMENSION: 3.5m x 16m
 NO. of CV SPACES:

RAIN SHELTER
 COVERED AREA: 210 m² (ABOUT)
 GFA: 210 m² (ABOUT)

STRUCTURE B1
 USE: LOGISTICS CENTRE
 COVERED AREA: 4,530 m² (ABOUT)
 HEIGHT: 14m (ABOUT)
 STOREY: 1
 GFA: 4,530 m² (ABOUT)



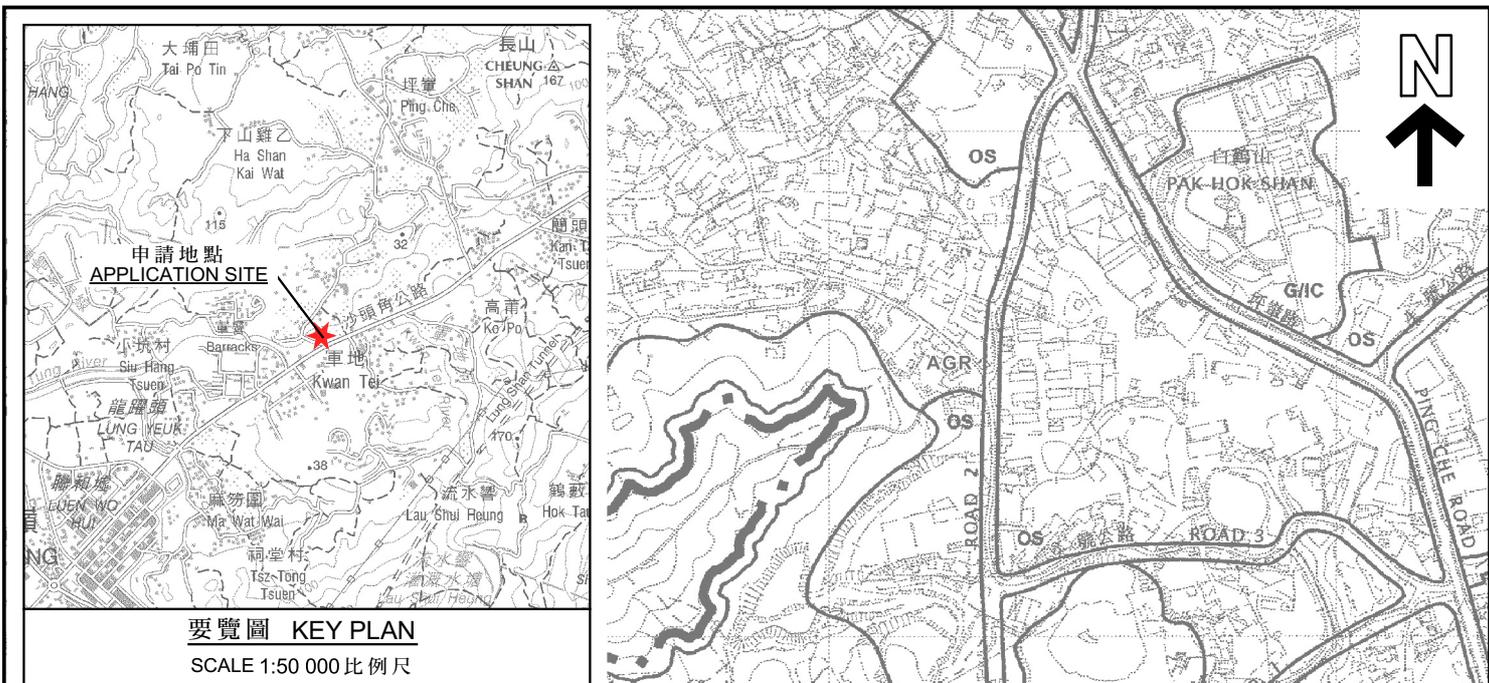
LEGEND

- | | | | | | |
|------------------|------------------|--------------------------------|-----------------------------|-----------------|----------------------------------|
| HOSE REEL | EMERGENCY LIGHT | 5KG CO2 FIRE EXTINGUISHER | SPRINKLER CONTROL VALVE SET | PUMP SET | PRESSURE GAUGE |
| BREAK GLASS UNIT | EXIT SIGN | SAND BUCKET | GATE VALVE | Y-TYPE STRAINER | SPRINKLER HEAD (ON PLAN) |
| FIRE ALARM BELL | NON-RETURN VALVE | SUBSIDIARY VALVE / FLOW SWITCH | GATE TYPE (WITH MONITORING) | SPRINKLER INLET | 5KG DRY POWDER FIRE EXTINGUISHER |

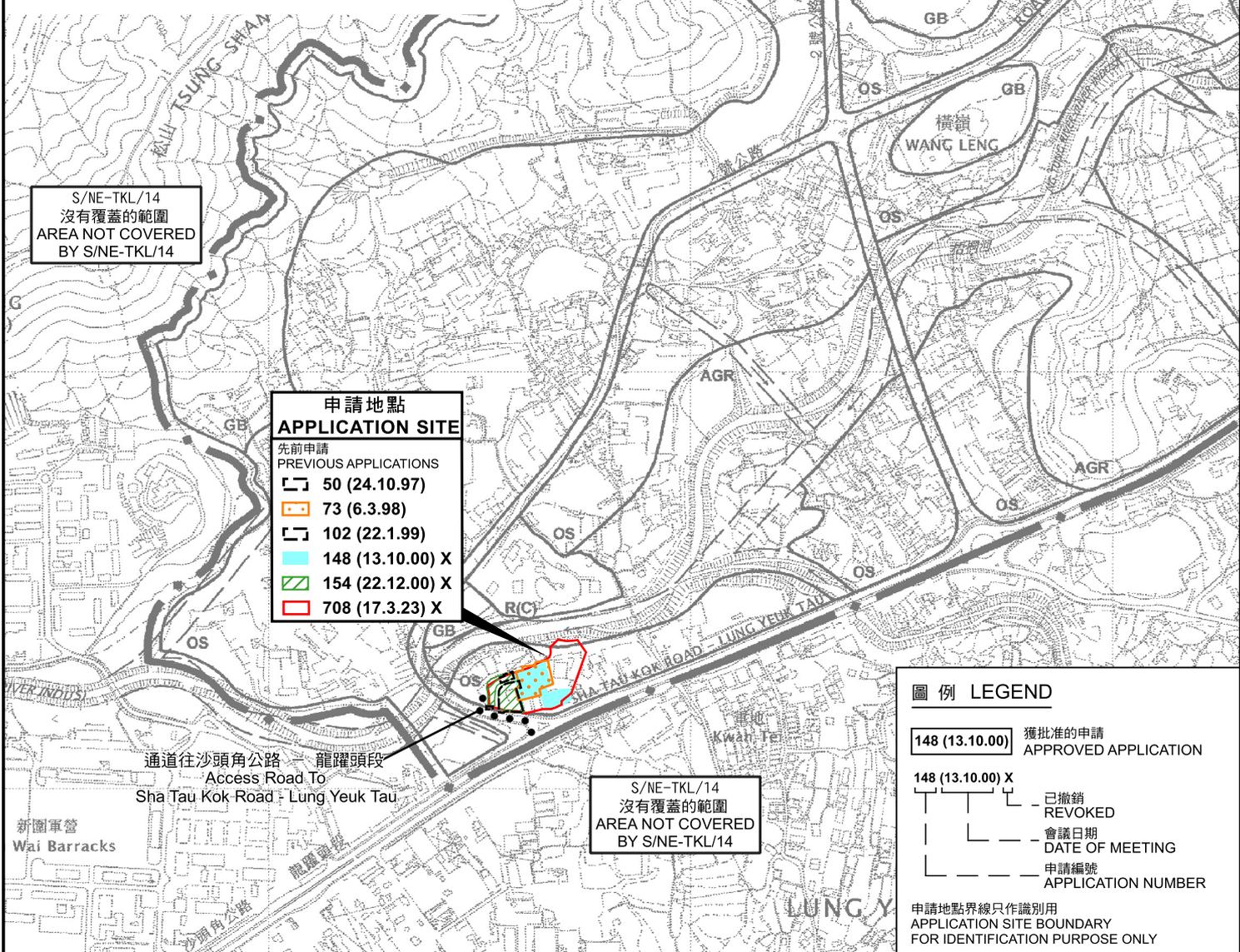
PROJECT : Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 456R.P., 459, 460, 461, 462 and 2229R. P. in D.D. 83, Kwan Tei, Fanling, N.T.	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME : C.K.NG	DATE : 15 Oct 2024	DRAWING NO. : FS-01	REV. : 0
					CHECKED BY :		SCALE : 1:250 (A0)	
					APPROVED BY :		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
REV	DESCRIPTION	DATE						

參考編號 REFERENCE No. **A/NE-TKL/773** 繪圖 DRAWING A-3

(來源 : 申請人於2024年12月24日呈交的資料)
 (SOURCE : APPLICANT'S SUBMISSION ON 24.12.2024)

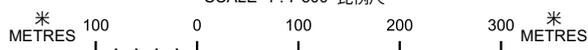


要覽圖 KEY PLAN
SCALE 1:50 000 比例尺



位置圖 LOCATION PLAN

臨時物流中心(為期3年)
新界粉嶺軍地丈量約份第83約地段第456號餘段、
第459號、第460號、第461號、第462號及第2229號餘段
TEMPORARY LOGISTICS CENTRE
FOR A PERIOD OF 3 YEARS
LOTS 456 RP, 459, 460, 461, 462 AND 2229 RP IN D.D. 83,
KWAN TEI, FANLING, N.T.
SCALE 1:7 500 比例尺



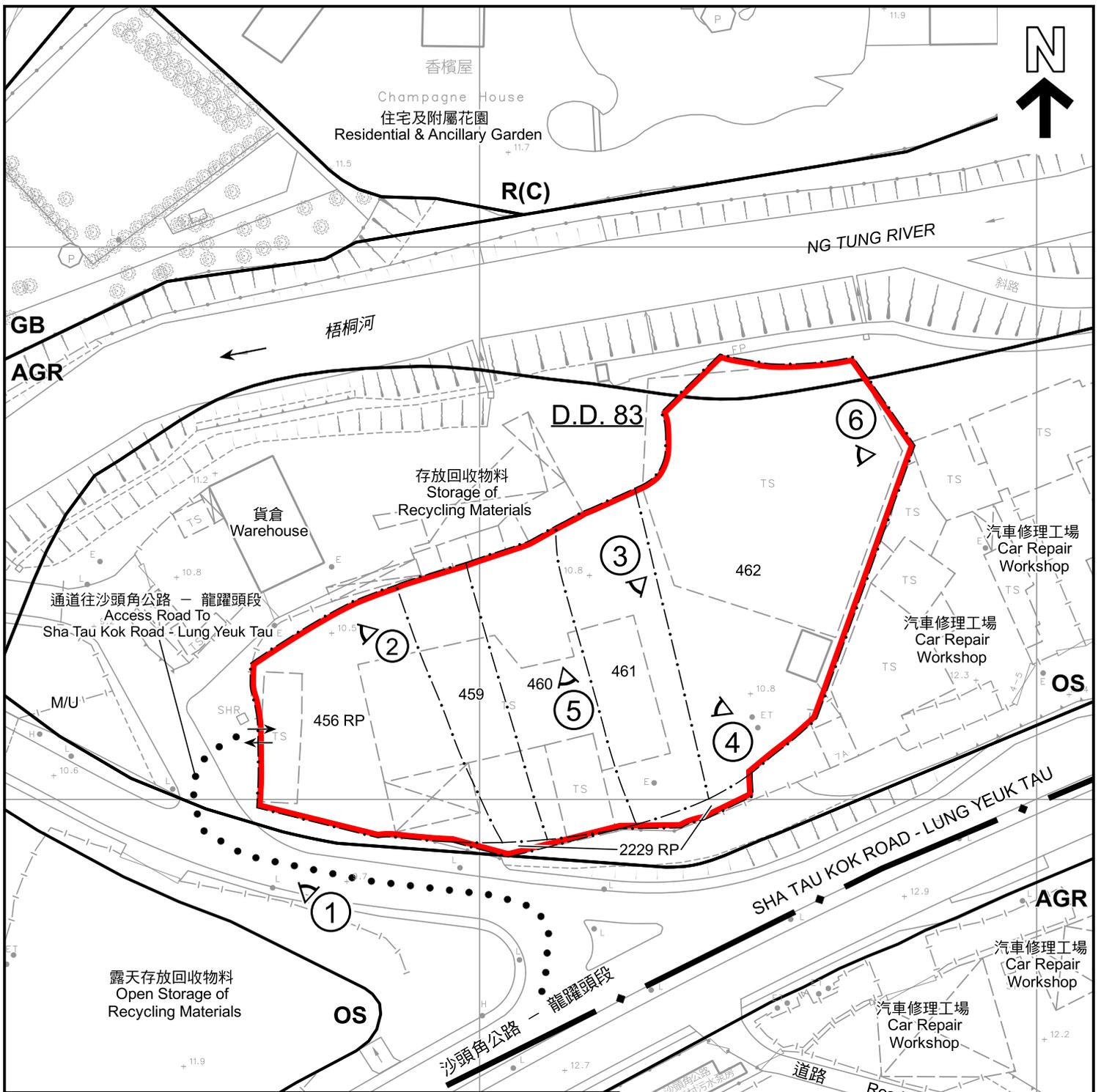
本摘要圖於2025年5月22日擬備，
所根據的資料為於2010年2月2日
核准的分區計劃大綱圖編號S/NE-TKL/14
EXTRACT PLAN PREPARED ON 22.5.2025
BASED ON OUTLINE ZONING PLAN
No. S/NE-TKL/14 APPROVED ON 2.2.2010

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-TKL/773

圖 PLAN
A-1



圖例 LEGEND

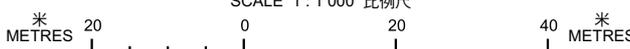
- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- AGR** 農業
AGRICULTURE
- GB** 綠化地帶
GREEN BELT
- R(C)** 住宅 (丙類)
RESIDENTIAL (GROUP C)
- OS** 露天貯物
OPEN STORAGE
- M/U** 荒地
UNUSED LAND
- 入口/出口
INGRESS / EGRESS
- 1 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

註釋 Note :

- (1) 2025年5月2日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 2.5.2025

平面圖 SITE PLAN

臨時物流中心 (為期3年)
新界粉嶺軍地丈量約份第83約地段第456號餘段、
第459號、第460號、第461號、第462號及第2229號餘段
TEMPORARY LOGISTICS CENTRE
FOR A PERIOD OF 3 YEARS
LOTS 456 RP, 459, 460, 461, 462 AND 2229 RP IN D.D. 83,
KWAN TEI, FANLING, N.T.
SCALE 1 : 1 000 比例尺



本摘要圖於2025年5月15日擬備，
所根據的資料為測量圖編號
3-SW-3D
EXTRACT PLAN PREPARED ON 15.5.2025
BASED ON SURVEY SHEET No.
3-SW-3D

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-TKL/773

圖 PLAN
A-2



圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2025年5月22日擬備，
所根據的資料為地政總署於2023年11月17日
拍得的航攝照片編號E210562C
EXTRACT PLAN PREPARED ON 22.5.2025
BASED ON AERIAL PHOTO No.E210562C
TAKEN ON 17.11.2023 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

臨時物流中心 (為期3年)
新界粉嶺軍地丈量約份第83約地段第456號餘段、
第459號、第460號、第461號、第462號及第2229號餘段
TEMPORARY LOGISTICS CENTRE
FOR A PERIOD OF 3 YEARS
LOTS 456 RP, 459, 460, 461, 462 AND 2229 RP IN D.D. 83,
KWAN TEI, FANLING, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-TKL/773

圖 PLAN
A-3



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

臨時物流中心(為期3年)
新界粉嶺軍地丈量約份第83約地段第456號餘段、
第459號、第460號、第461號、第462號及第2229號餘段
TEMPORARY LOGISTICS CENTRE
FOR A PERIOD OF 3 YEARS
LOTS 456 RP, 459, 460, 461, 462 AND 2229 RP IN D.D. 83,
KWAN TEI, FANLING, N.T.

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/NE-TKL/773

圖 PLAN
A-4a

本圖於2025年5月15日擬備，
所根據的資料為攝於2025年5月2日
的實地照片
PLAN PREPARED ON 15.5.2025
BASED ON SITE PHOTOS TAKEN ON
2.5.2025



申請地點
APPLICATION SITE

2025年5月02日 上午10:05



申請地點
APPLICATION SITE

2025年5月02日 上午10:00



申請地點
APPLICATION SITE

2025年5月02日 上午10:03

申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

臨時物流中心(為期3年)
新界粉嶺軍地丈量約份第83約地段第456號餘段、
第459號、第460號、第461號、第462號及第2229號餘段
TEMPORARY LOGISTICS CENTRE
FOR A PERIOD OF 3 YEARS
LOTS 456 RP, 459, 460, 461, 462 AND 2229 RP IN D.D. 83,
KWAN TEI, FANLING, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-TKL/773

圖 PLAN
A-4b

本圖於2025年5月16日擬備，
所根據的資料為攝於2025年5月2日
的實地照片
PLAN PREPARED ON 16.5.2025
BASED ON SITE PHOTOS TAKEN ON
2.5.2025