

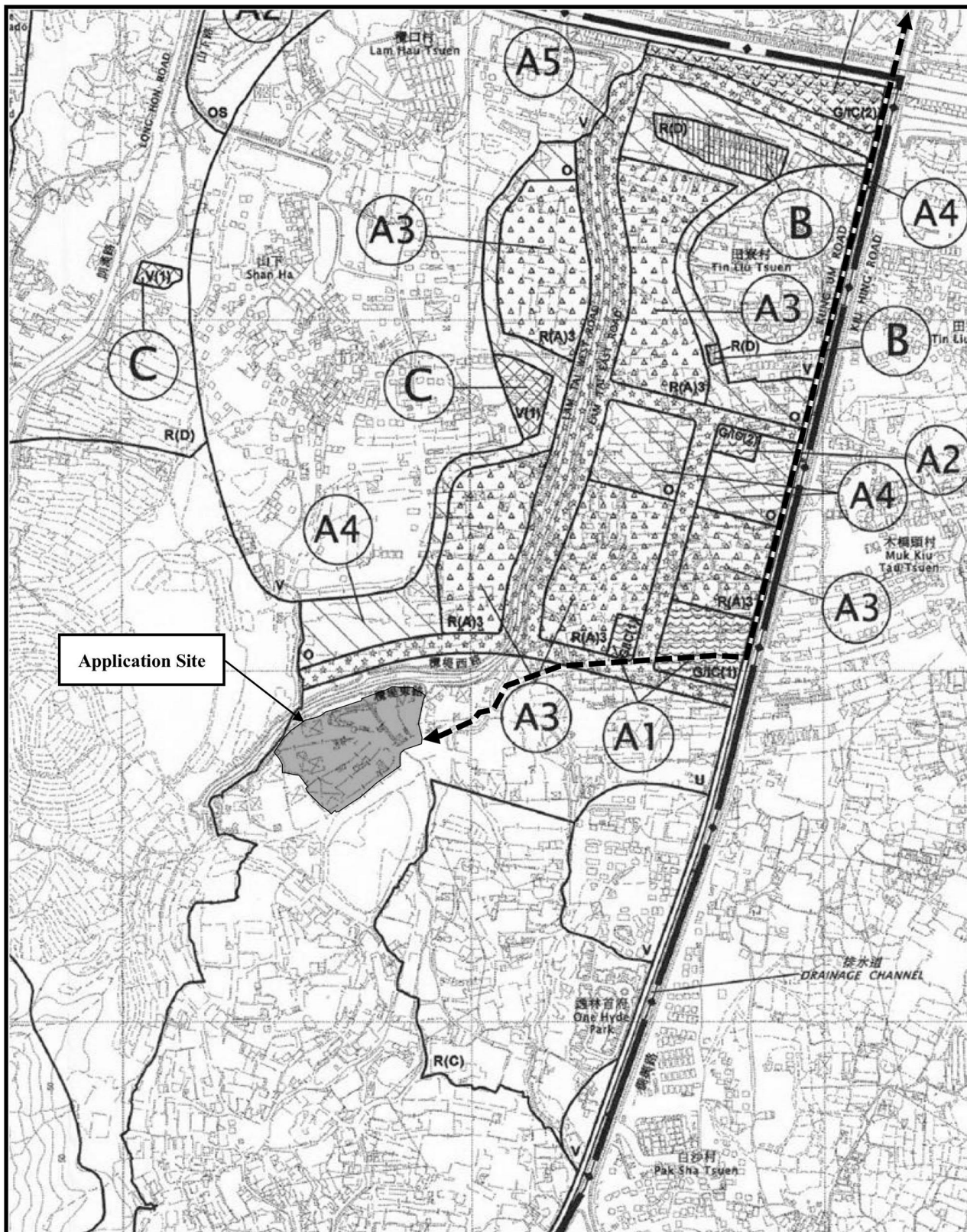


Figure 2:
Extract from OZP No. S/YL-TYST/14

Scale:
1:7500

Remarks:



Vehicular Access Leading from Kung Um Road

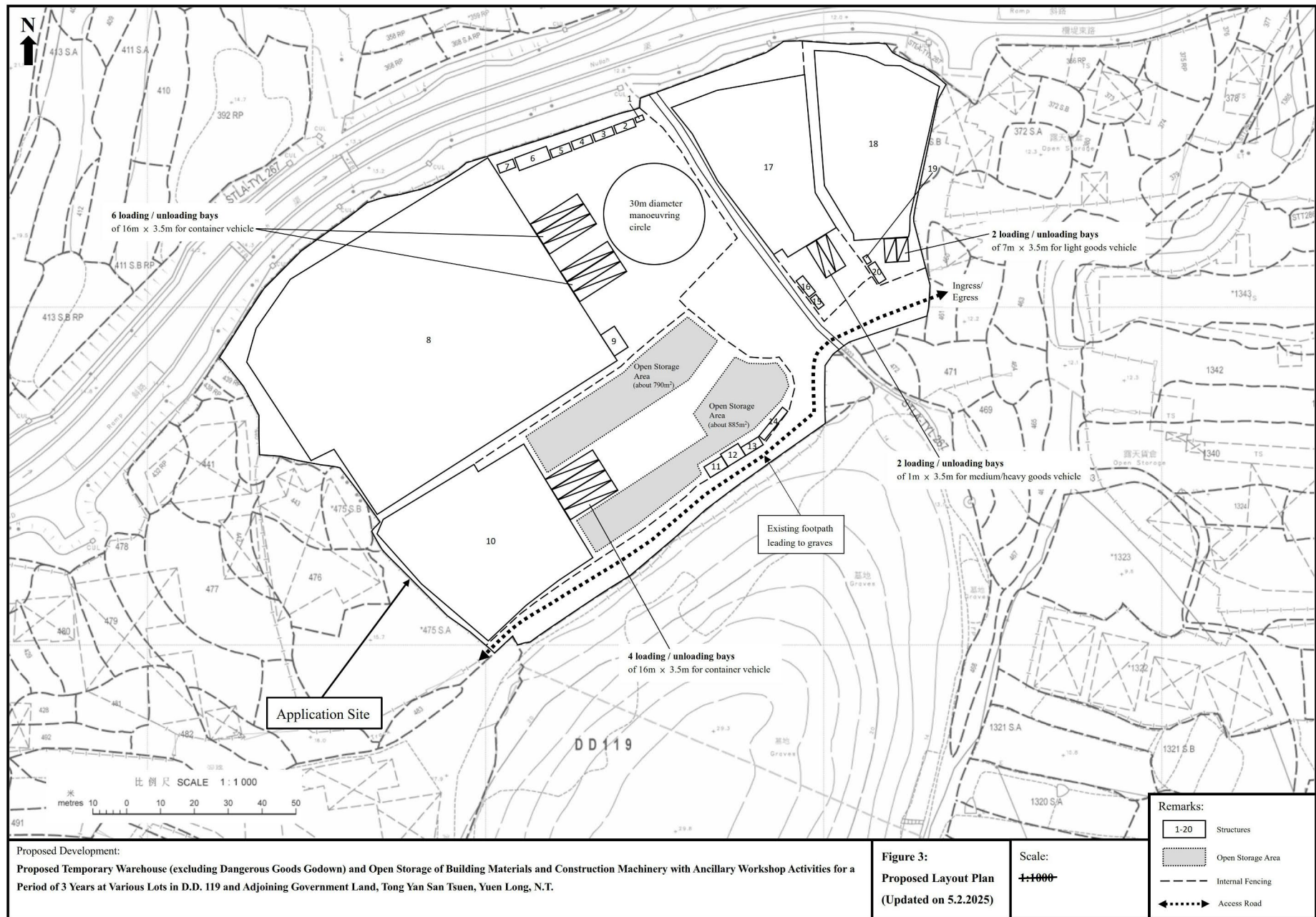
Proposed Development:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

(摘錄自申請人於 8.10.2024 呈交的申請書)
(Extract from Applicant's
Submission of 8.10.2024)

參考編號
REFERENCE No.
A/YL-TYST/1286

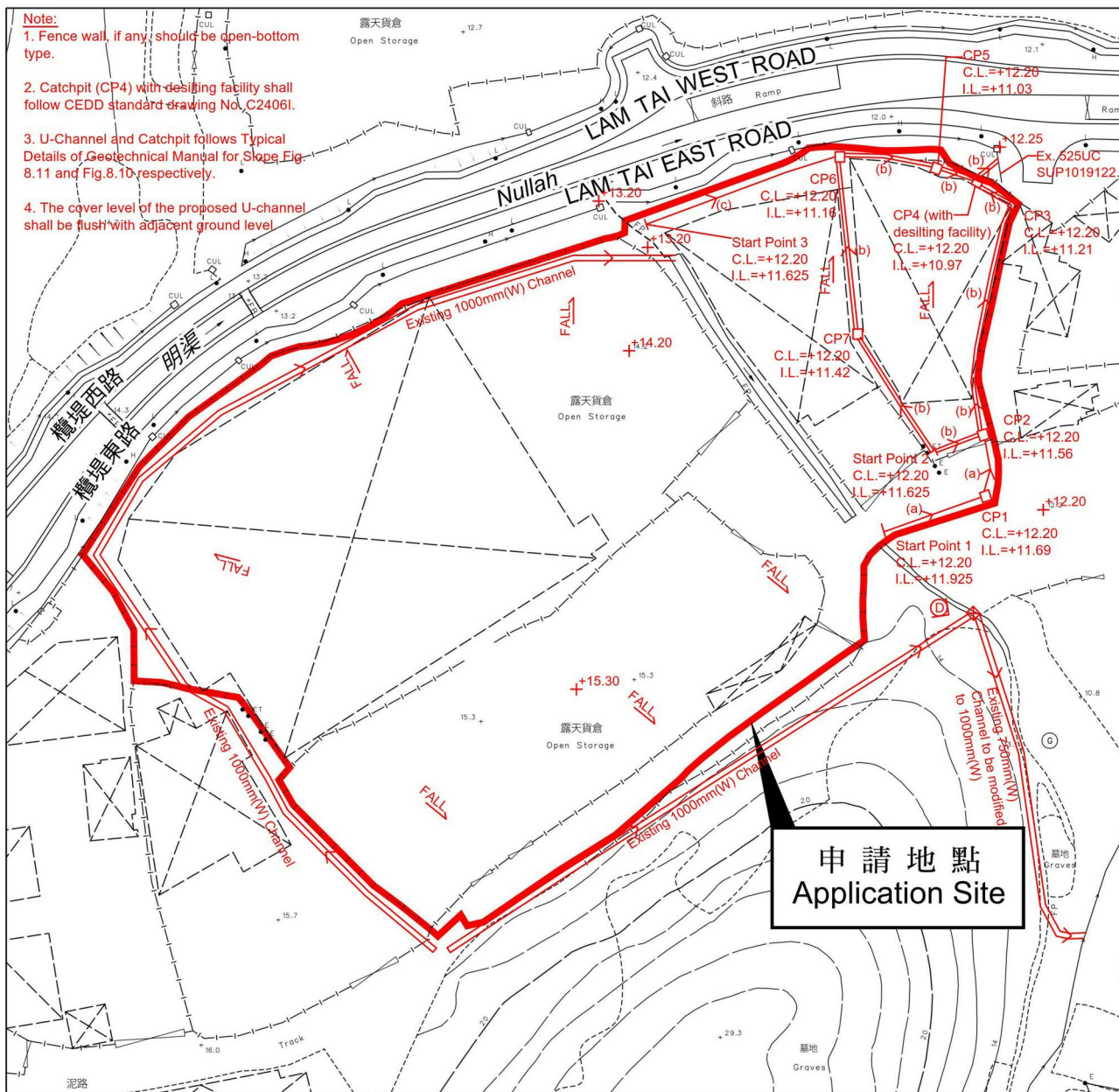
繪圖 DRAWING
A-1



(摘錄自申請人於 5.2.2025 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 5.2.2025)

參考編號
 REFERENCE No.
 A/YL-TYST/1286

繪圖 DRAWING
 A-2



LEGEND			
CP (a)	Proposed Catchpit	(c)	Proposed 525UC (1:150) with Cast Iron Cover
(b)	Proposed 225UC (1:100) with Cast Iron Cover	(D)	Photo Viewspot
	Existing 525UC (1:150) with Cast Iron Cover		
	Existing 1000mm(W) Channel or 750mm(W) Channel to be modified to 1000mm(W)		
正宏工程顧問公司			
CHING WAN ENGINEERING CONSULTANTS COMPANY			
PROJECT:			
Proposed Temporary Warehouse (excluding dangerous goods godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Lots 369RP (Part), 370RP (Part), 371S.A, 371 S.B (Part), 381RP (Part), 382RP, 383RP, 384, 385, 386, 387, 388, 389RP, 390RP, 391RP (Part), 439RP (Part), 440 (Part), 444 (Part), 445 (Part), 446, 447, 448, 449, 450S.A, 450S.B, 450S.C, 451, 452, 453, 454, 455, 456, 457 (Part), 458 (Part), 459 (Part), 473 (Part), 474, 475S.A (Part), 475S.Ass.1 (Part) and 475S.B (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.			
(Planning Application: A/YL-TYST/1286)			
Drainage Proposal			
File:			DWG NO.
Scale:			
Rev.			TYST/1286/DIA/01
Date: 5-2-2025			

(摘錄自申請人於 11.4.2025 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 11.4.2025)

參考編號
 REFERENCE No.
 A/YL-TYST/1286

繪圖 DRAWING
 A-4

F.S. NOTES:

1. GENERAL

- 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.
- ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO #150mm.
- ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE #150mm.
- ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.
- VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 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.
- THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 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.
- ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.

3. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:

- HAZARD CLASS : ORDINARY HAZARD GROUP III
- TYPE OF STORAGE : POST-PALLET (STZ)
- STORAGE CATEGORY : CATEGORY I
- MAXIMUM STORAGE HEIGHT : 3.5m
- SPRINKLER PROTECTION : CEILING PROTECTION ONLY
- THE MAXIMUM STORAGE AREAS SHALL BE 30m² FOR SINGLE BLOCK
- THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

4. FIRE ALARM SYSTEM

- NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.
- NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL² NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INSTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1:2016 AND BS EN 1838 :2013', AND THE FSD CIRCULAR LETTER 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

- 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

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

LEGEND

HOSE REEL

BREAK GLASS UNIT

FIRE ALARM BELL

EMERGENCY LIGHT

EXIT SIGN

NON-RETURN VALVE

5KG CO2 FIRE EXTINGUISHER

9L WATER CO2 FIRE EXTINGUISHER

SUBSIDIARY VALVE / FLOW SWITCH

SPRINKLER CONTROL VALVE SET

GATE VALVE

GATE TYPE (With MONITORING)

PUMP SET

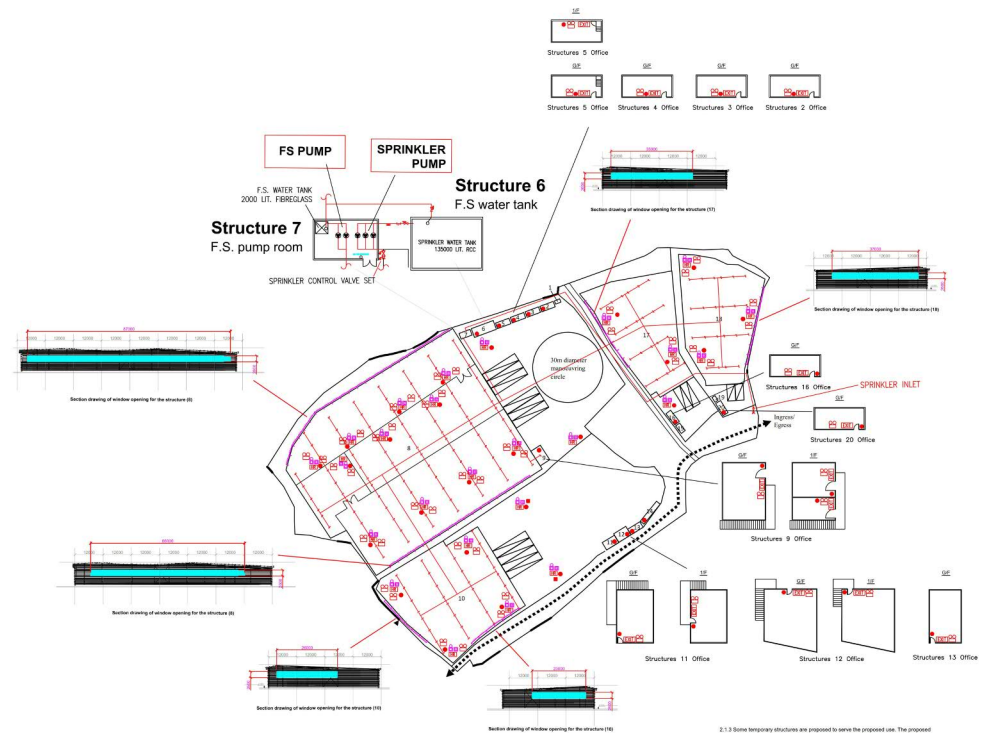
Y-TYPE STRAINER

SPRINKLER INLET

PRESSURE GAUGE

SPRINKLER HEAD (ON PLAN)

5KG DRY POWDER FIRE EXTINGUISHER



2.1.3 Some temporary structures are proposed to serve the proposed site. The proposed layout is indicated and shown in Figure 3 while the details of these structures are described in the following table.

Structure No.	Structure Name	Structure Area (m ²)	Structure Volume (m ³)	Structure Height (m)	Structure Use
1	Structure 1	10.00	10.00	10.00	Office
2	Structure 2	10.00	10.00	10.00	Office
3	Structure 3	10.00	10.00	10.00	Office
4	Structure 4	10.00	10.00	10.00	Office
5	Structure 5	10.00	10.00	10.00	Office
6	Structure 6	10.00	10.00	10.00	Office
7	Structure 7	10.00	10.00	10.00	Office
8	Structure 8	10.00	10.00	10.00	Office
9	Structure 9	10.00	10.00	10.00	Office
10	Structure 10	10.00	10.00	10.00	Office
11	Structure 11	10.00	10.00	10.00	Office
12	Structure 12	10.00	10.00	10.00	Office
13	Structure 13	10.00	10.00	10.00	Office
14	Structure 14	10.00	10.00	10.00	Office
15	Structure 15	10.00	10.00	10.00	Office
16	Structure 16	10.00	10.00	10.00	Office
17	Structure 17	10.00	10.00	10.00	Office
18	Structure 18	10.00	10.00	10.00	Office
19	Structure 19	10.00	10.00	10.00	Office
20	Structure 20	10.00	10.00	10.00	Office
21	Structure 21	10.00	10.00	10.00	Office
22	Structure 22	10.00	10.00	10.00	Office
23	Structure 23	10.00	10.00	10.00	Office
24	Structure 24	10.00	10.00	10.00	Office
25	Structure 25	10.00	10.00	10.00	Office
26	Structure 26	10.00	10.00	10.00	Office
27	Structure 27	10.00	10.00	10.00	Office
28	Structure 28	10.00	10.00	10.00	Office
29	Structure 29	10.00	10.00	10.00	Office
30	Structure 30	10.00	10.00	10.00	Office

1. Structures for portable storage are shown in Figure 3 while the details of these structures are described in the following table.

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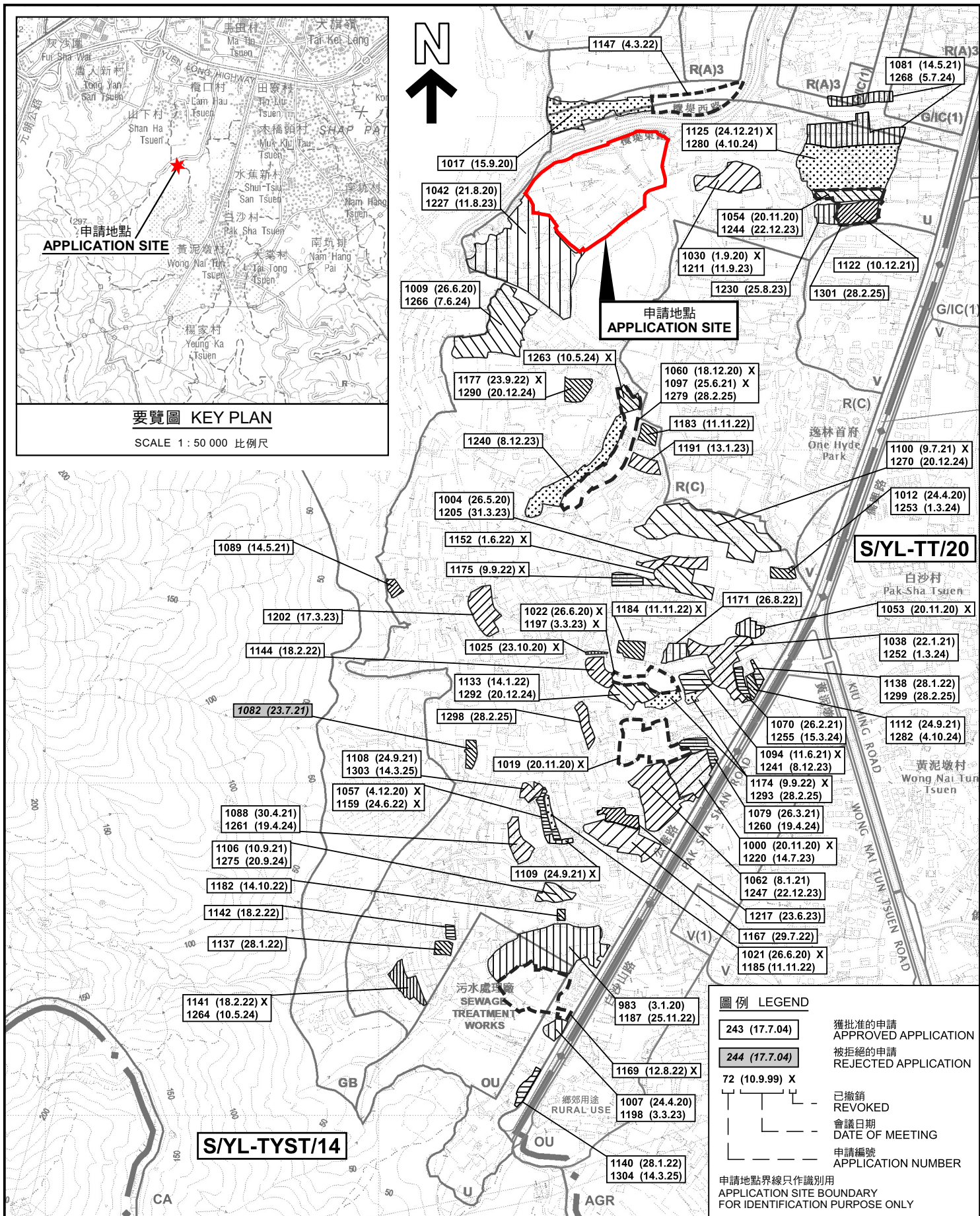
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115. Structures for portable storage are shown



本摘要圖於2025年5月26日擬備，
所根據的資料為2021年8月10日
核准的分區計劃大綱圖編號 S/YL-TYST/14
EXTRACT PLAN PREPARED ON 26.5.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

位置圖及同類申請 LOCATION PLAN WITH SIMILAR APPLICATIONS

臨時貨倉(危險品倉庫除外)及露天存放建築材料和建築機械連附屬工場活動(為期3年)
元朗唐人新村丈量約份第119約多個地段和毗連政府土地
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND
OPEN STORAGE OF BUILDING MATERIALS AND CONSTRUCTION MACHINERY
WITH ANCILLARY WORKSHOP ACTIVITIES FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 119 AND ADJOINING GOVERNMENT LAND,
TONG YAN SAN TSUEN, YUEN LONG

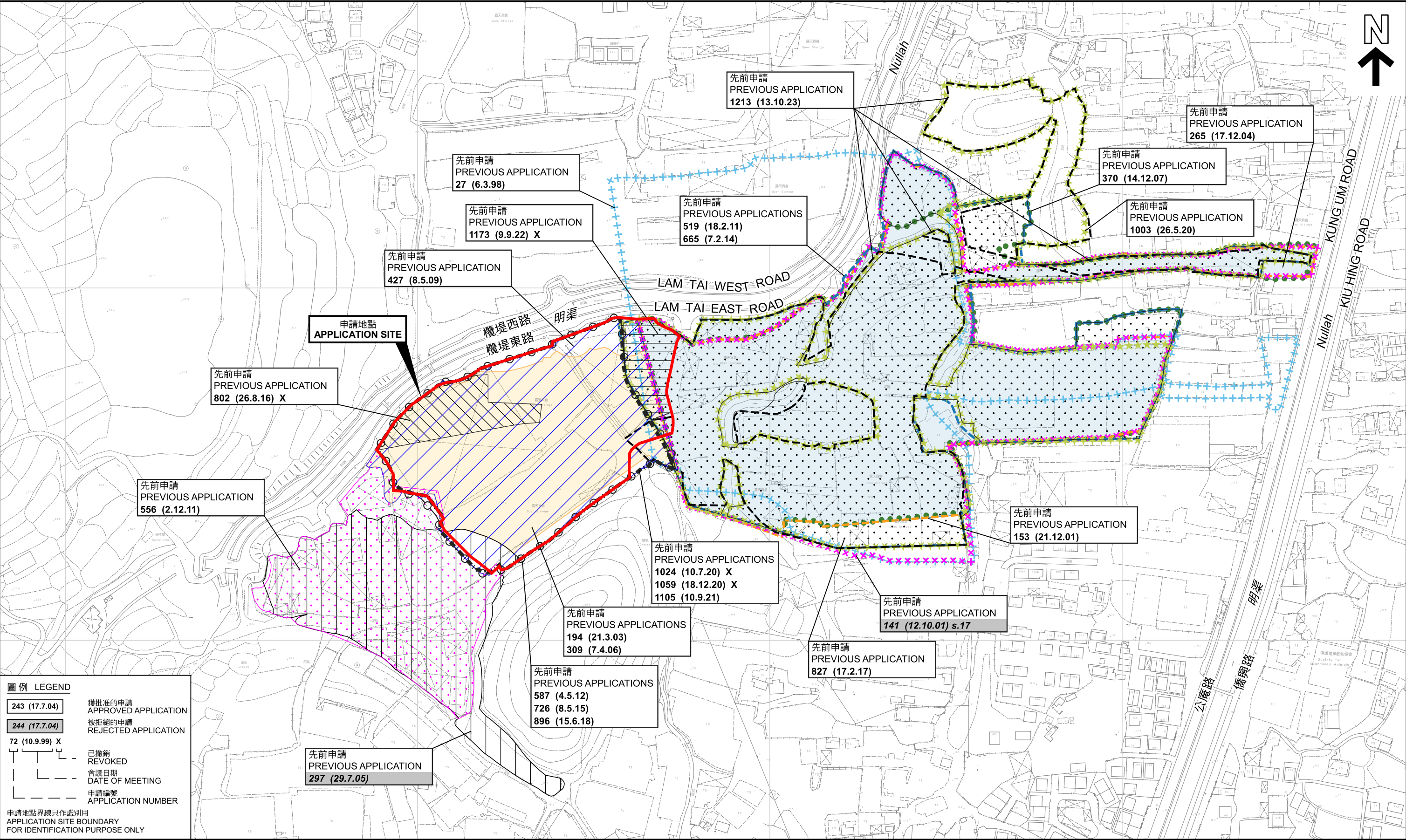
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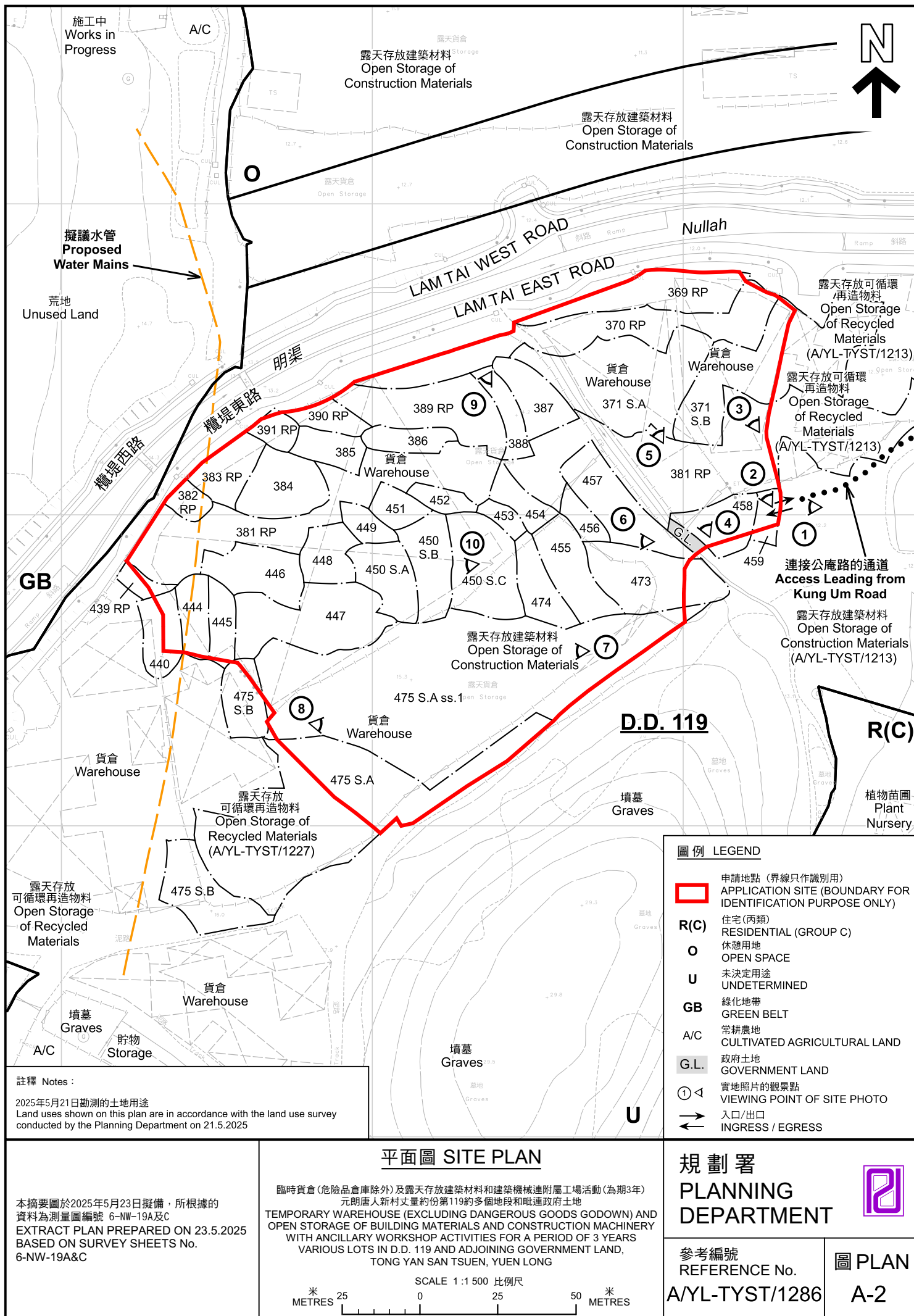
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DEPARTMENT

參考編號
REFERENCE No.
A/YL-TYST/1286

圖 PLAN
A-1a







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23日擬備，所根據的資料為地政總署於2024年10月10日拍得的航攝照片編號 E230713C 及 E230714C
EXTRACT PLAN PREPARED ON 23.5.2025
BASED ON AERIAL PHOTOS No.
E230713C & E230714C TAKEN ON
10.10.2024 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

臨時貨倉(危險品倉庫除外)及露天存放建築材料和建築機械連附屬工場活動(為期3年)
元朗唐人新村丈量約份第119約多個地段和毗連政府土地
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND
OPEN STORAGE OF BUILDING MATERIALS AND CONSTRUCTION MACHINERY
WITH ANCILLARY WORKSHOP ACTIVITIES FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 119 AND ADJOINING GOVERNMENT LAND,
TONG YAN SAN TSUEN, YUEN LONG

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TYST/1286

圖 PLAN
A-3



實地照片 SITE PHOTOS

本圖於2025年5月22日擬備，所根據的資料為攝於2025年5月21日的實地照片
PLAN PREPARED ON 22.5.2025
BASED ON SITE PHOTOS
TAKEN ON 21.5.2025

臨時貨倉(危險品倉庫除外)及露天存放建築材料和建築機械連附屬工場活動(為期3年)
元朗唐人新村丈量約份第119約多個地段和毗連政府土地
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND
OPEN STORAGE OF BUILDING MATERIALS AND CONSTRUCTION MACHINERY
WITH ANCILLARY WORKSHOP ACTIVITIES FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 119 AND ADJOINING GOVERNMENT LAND,
TONG YAN SAN TSUEN, YUEN LONG

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TYST/1286

圖 PLAN
A-4a



實地照片 SITE PHOTOS

本圖於2025年5月22日擬備，所根據的資料為攝於2025年5月21日的實地照片
PLAN PREPARED ON 22.5.2025
BASED ON SITE PHOTOS
TAKEN ON 21.5.2025

臨時貨倉(危險品倉庫除外)及露天存放建築材料和建築機械連附屬工場活動(為期3年)
元朗唐人新村丈量約份第119約多個地段和毗連政府土地
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND
OPEN STORAGE OF BUILDING MATERIALS AND CONSTRUCTION MACHINERY
WITH ANCILLARY WORKSHOP ACTIVITIES FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 119 AND ADJOINING GOVERNMENT LAND,
TONG YAN SAN TSUEN, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TYST/1286

圖 PLAN
A-4b



實地照片 SITE PHOTOS

本圖於2025年5月22日擬備，所根據的資料為攝於2025年5月21日的實地照片
PLAN PREPARED ON 22.5.2025
BASED ON SITE PHOTOS
TAKEN ON 21.5.2025

臨時貨倉(危險品倉庫除外)及露天存放建築材料和建築機械連附屬工場活動(為期3年)
元朗唐人新村丈量約份第119約多個地段和毗連政府土地
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND
OPEN STORAGE OF BUILDING MATERIALS AND CONSTRUCTION MACHINERY
WITH ANCILLARY WORKSHOP ACTIVITIES FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 119 AND ADJOINING GOVERNMENT LAND,
TONG YAN SAN TSUEN, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
AYL-TYST/1286

圖 PLAN
A-4c



實地照片 SITE PHOTOS

本圖於2025年5月22日擬備，所根據的資料為攝於2025年5月21日的實地照片
PLAN PREPARED ON 22.5.2025
BASED ON SITE PHOTOS
TAKEN ON 21.5.2025

臨時貨倉(危險品倉庫除外)及露天存放建築材料和建築機械連附屬工場活動(為期3年)
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VARIOUS LOTS IN D.D. 119 AND ADJOINING GOVERNMENT LAND,
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REFERENCE No.
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圖 PLAN
A-4d