

Project:
Section 16 Planning Application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Title:
Location Plan

Ref.: ADCL/PLG-10270-R001/F003

Figure:
1

Scale:
Not to Scale

Date:
Nov 2025


GRANDMAX SURVEYORS LIMITED
俊匯測量師行有限公司

(摘錄自申請人於 1.12.2025 呈交的申請書)
(Extract from Applicant's Submission of 1.12.2025)

參考編號
REFERENCE No.
A/HSK/592

繪圖 DRAWING
A-1



Structure 1
Logistic Centre 1
 Not exceeding 20,910m²
 1 storey (Not exceeding 12m)

Structure 10
Ancillary Staff Rest Room 1
 Not exceeding 15.2m²
 1 storey (Not exceeding 3m)

Structure 11
Ancillary Staff Rest Room 2
 Not exceeding 30.4m²
 2 storeys (Not exceeding 6m)

Structure 12
Ancillary Staff Rest Room 3
 Not exceeding 17.5m²
 1 storey (Not exceeding 3m)

Structure 3
Ancillary Toilet 1
 Not exceeding 15.25m²
 1 storey (Not exceeding 3.5m)

Structure 4
Ancillary Toilet 2
 Not exceeding 16.9m²
 1 storey (Not exceeding 3.5m)

Structure 8
Pump Room
 Not exceeding 11.8m²
 1 storey (Not exceeding 5m)

Structure 7
Water Tank 2
 Not exceeding 2.6m²
 1 storey (Not exceeding 3.5m)

Connecting to Lau
Fau Shan Road

Structure 6
Water Tank 1
 Not exceeding 56.4m²
 1 storey (Not exceeding 5m)

Structure 9
Ancillary Office
 Not exceeding 475.2m²
 2 storeys (Not exceeding 9m)

Vehicular Access

Structure 13
Guard Room 1
 Not exceeding 1.9m²
 1 storey (Not exceeding 4m)

Structure 14
Guard Room 2
 Not exceeding 5.5m²
 1 storey (Not exceeding 4m)

LEGEND:

- The Application Site
- Loading/Unloading Bays (16m x 3.5m)
for Container Trailer/Tractor
- Loading/Unloading Bays (11m x 3.5m)
for Medium/Heavy Goods Vehicle
- Ingress/Egress

(For Indicative Purpose)

Project:
 Section 16 Planning Application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Title:
 Indicative Layout Plan

Ref.: ADCL/PLG-10270-R003/F004

Figure:
 4

Scale:
 Not to Scale

Date:
 Nov 2025

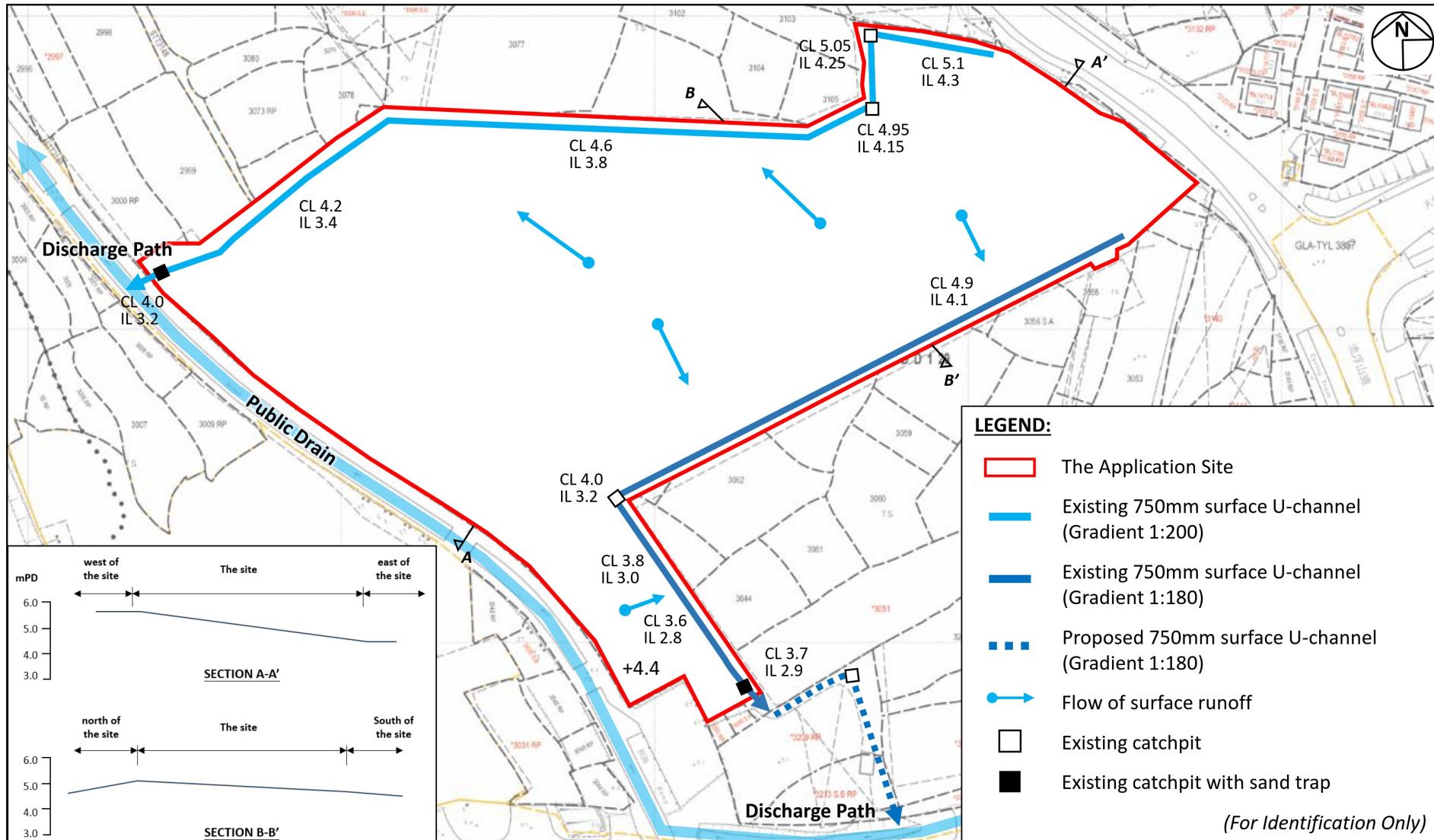


GRANDMAX SURVEYORS LIMITED
 俊匯測量師行有限公司

(摘錄自申請人於 1.12.2025 呈交的申請書)
 (Extract from Applicant's
 Submission of 1.12.2025)

參考編號
 REFERENCE No.
 A/HSK/592

繪圖 DRAWING
 A-2



Project:
Section 16 Planning Application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Title:
As-built Drainage Plan

Ref.: ADCL/PLG-10270-R003/F007

Figure:
7

Scale:
Not to Scale

Date:
Nov 2025


GRANDMAX SURVEYORS LIMITED
俊匯測量師行有限公司

(摘錄自申請人於 1.12.2025 呈交的申請書)
(Extract from Applicant's Submission of 1.12.2025)

參考編號
REFERENCE No.
A/HSK/592

繪圖 DRAWING
A-3

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. [SEP 2022]*
- 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 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.
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 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, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 2.2 ONE 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 2.3 TWO SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 2.5 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.
- 2.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 2.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 2.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE GLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 2.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE : SPRINKLER (ST2)
STORAGE CATEGORY : ST2
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION, ONLY
THE MAXIMUM STORAGE AREAS SHALL BE 50m² FOR SINGLE BLOCK
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

3. FIRE DETECTOR SYSTEM

- 3.1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"
- 3.2 WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE DETECTORS IS TRIGGERED, ALL CONNECTED DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

4. EMERGENCY LIGHTING

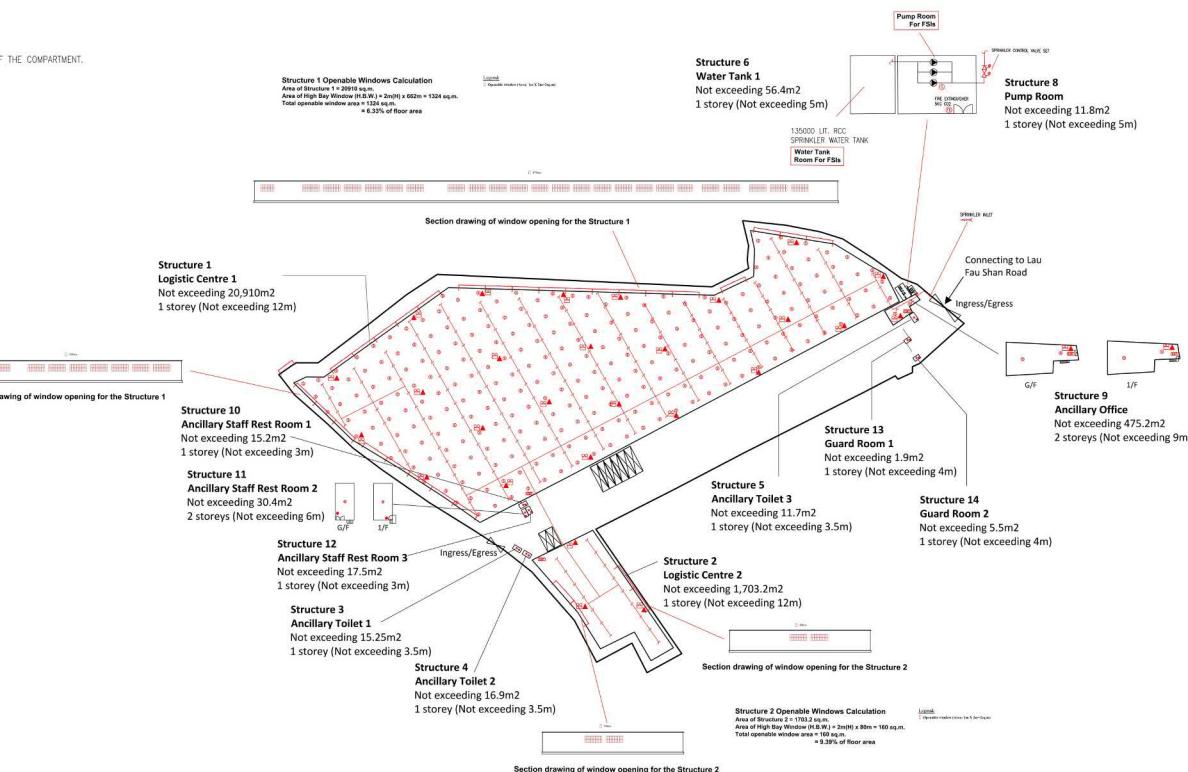
- 4.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 - 2016 AND BS EN 1838 -2013', AND THE FSD CIRCULAR LETTER NO. 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

5. EXIT SIGN

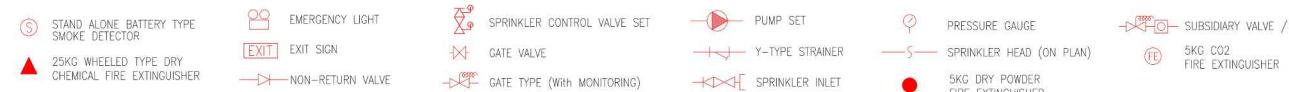
- 5.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 -2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER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

6. PORTABLE APPLIANCES

- 6.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.
- 6.2 A SUITABLE TYPE OF PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED IN LOCATIONS WHERE EASILY ACCESSIBLE BY PERSON IN CHARGE WHERE THE NO. OF F.E. SHALL BE PROVIDED ACCORDING TO THE FORMULA = [STORAGE AREA] (M²) X (0.003)
- 6.3 A 20-35 KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER IN EVERY 500M² ON EVERY FLOOR OF THE PREMISES AND SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER FROM A DISTANCE OF NOT MORE THAN 30M



LEGEND



PROJECT :
Section 16 Planning Application for Temporary Logistics Centre with
Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and
Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

DRAWING TITLE :
**F.S. Notes, Legend,
Fire Service Installation
Layout Plan**

REV	DESCRIPTION	DATE

ARCHITECT :

CONSULTANT :

FIRE SERVICE CONTRACTOR :

**Century Fire Service
Engineering Co., Ltd.**

NAME

DATE

DRAWING NO :

FS-01

REV

0

C.K.NG 08 JAN 2026

CHECKED BY

SCALE :

1:1000 (A0)

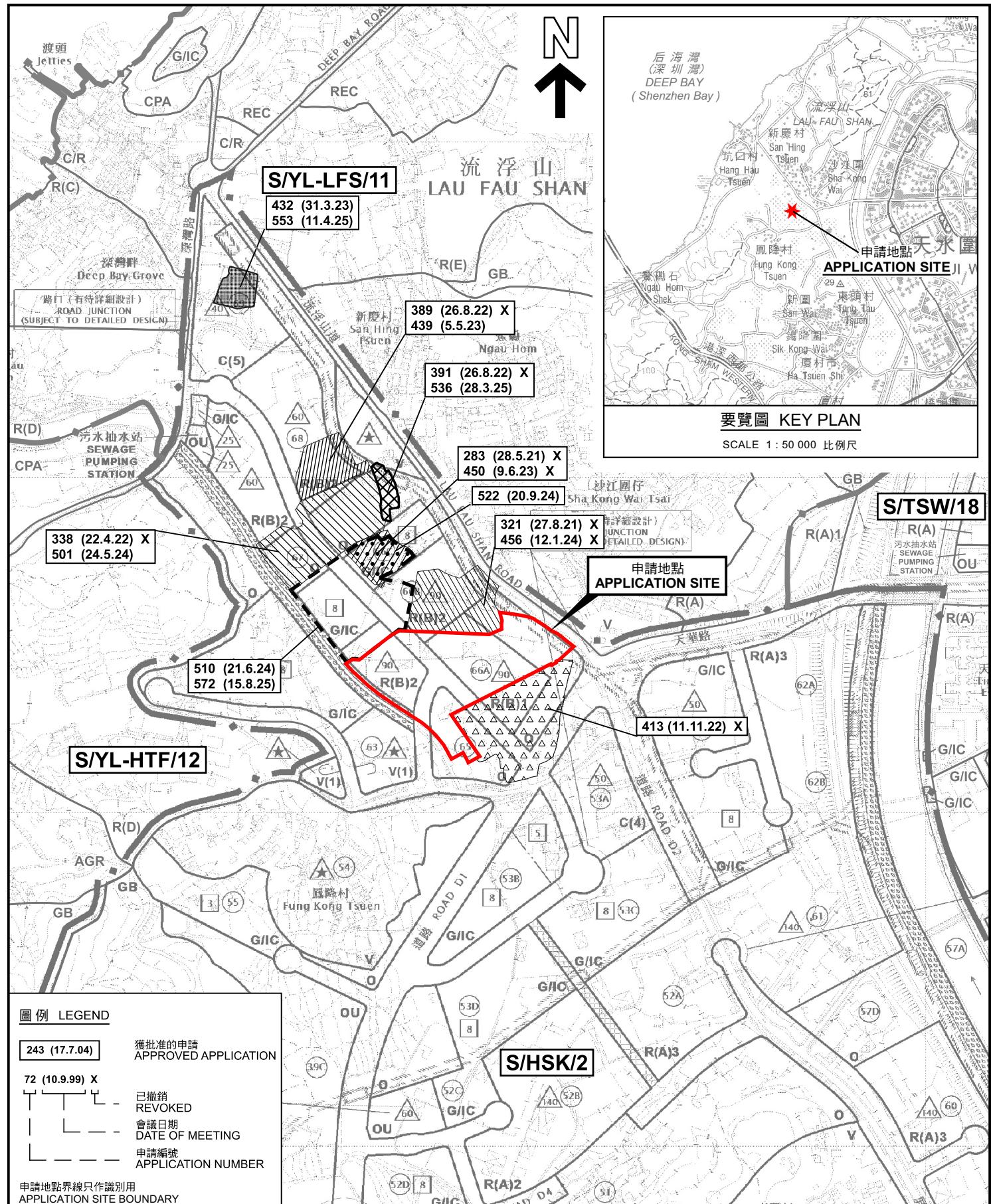
SOURCE :

B.O.O. Ref. BD
F.S.D. Ref. FP

(摘錄自申請人於 9.1.2026 呈交的進一步資料)
**Extract from Applicant's Further
Information Submitted on 9.1.2026**

參考編號
**REFERENCE No.
A/HSK/592**

繪圖 DRAWING
A-4



本摘要圖於2025年12月30日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號 S/HSK/2
EXTRACT PLAN PREPARED ON 30.12.2025
BASED ON OUTLINE ZONING PLAN No.
S/HSK/2 APPROVED ON 16.10.2018

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

臨時物流中心連附屬設施(為期3年)
元朗廈村丈量約份第129約內多個地段和毗連政府土地
TEMPORARY LOGISTICS CENTRE WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 129 AND
ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG

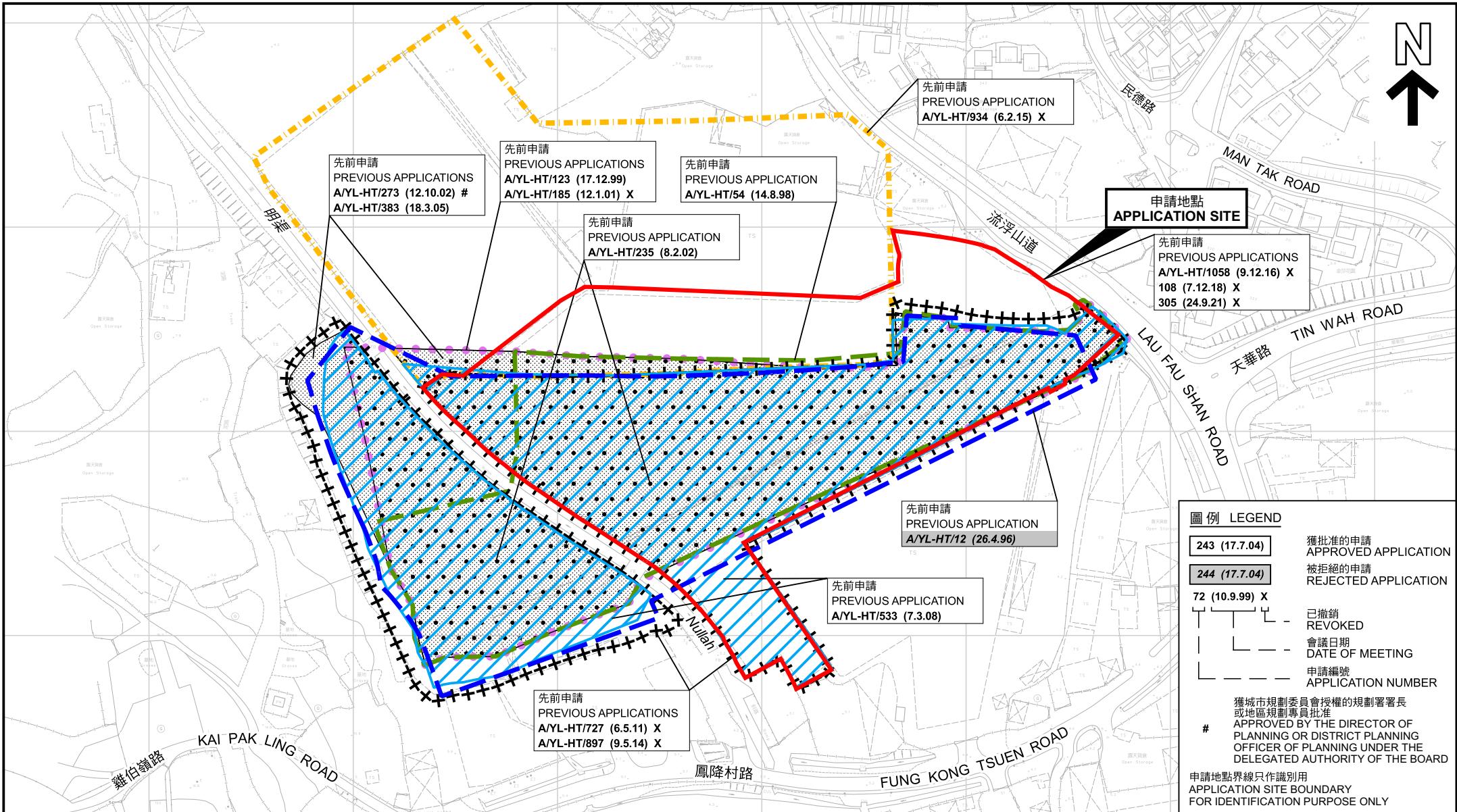
SCALE 1 : 7 500 比例尺
METRES 100 0 100 200 300 METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/592

圖 PLAN
A-1a



先前申請圖 PREVIOUS APPLICATIONS PLAN

本摘要圖於2025年12月29日擬備，所根據的資料為測量圖編號 6-NW-1B 和 6-NW-2A
EXTRACT PLAN PREPARED ON 29.12.2025
BASED ON SURVEY SHEETS No. 6-NW-1B and 6-NW-2A

臨時物流中心連附屬設施（為期 3 年）
元朗廈村丈量約份第 129 約內多個地段和毗連政府土地
TEMPORARY LOGISTICS CENTRE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG

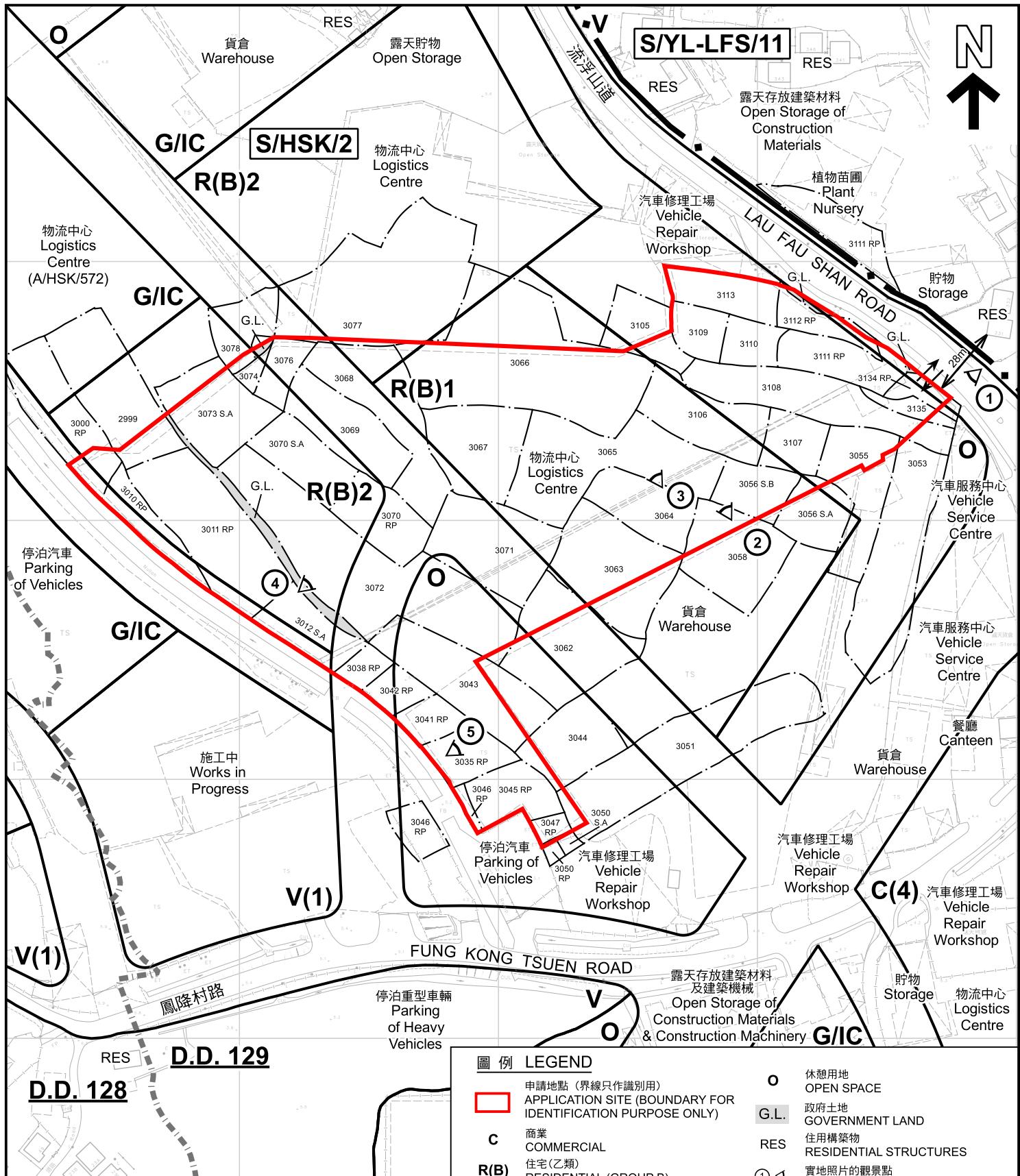
SCALE 1:2500 比例尺
METRES 50 0 50 100 METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/592

圖 PLAN
A-1b



註釋 Notes :

2025年12月9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 9.12.2025

本摘要圖於2025年12月30日擬備，所根據的
資料為測量圖編號 6-NW-2A
EXTRACT PLAN PREPARED ON 30.12.2025
BASED ON SURVEY SHEET No.
6-NW-2A

臨時物流中心連附屬設施(為期3年)
元朗廈村丈量約份第129約內多個地段和毗連政府土地
TEMPORARY LOGISTICS CENTRE WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 129 AND
ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG

SCALE 1 : 2 000 比例尺
40 0 40 80 METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/592

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12月29日擬備，所根據的資料為地政總署於2023年2月24日拍得的航攝照片編號 E187431C
EXTRACT PLAN PREPARED ON 29.12.2025
BASED ON AERIAL PHOTO No.
E187431C TAKEN ON 24.2.2023
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

臨時物流中心連附屬設施 (為期3年)
元朗廈村丈量約份第129約內多個地段和毗連政府土地
TEMPORARY LOGISTICS CENTRE WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 129 AND
ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/592

圖 PLAN
A-3



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

<p>本圖於2025年12月30日擬備，所根據的資料為攝於2025年12月9日的實地照片 PLAN PREPARED ON 30.12.2025 BASED ON SITE PHOTOS TAKEN ON 9.12.2025</p>	<p>實地照片 SITE PHOTOS</p> <p>臨時物流中心連附屬設施(為期3年) 元朗廈村丈量約份第129約內多個地段和毗連政府土地 TEMPORARY LOGISTICS CENTRE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG</p>	<p>規劃署 Planning Department</p> <p>參考編號 REFERENCE No. A/HSK/592</p> <p>圖 PLAN A-4a</p>
--	--	--



本圖於2025年12月30日擬備，所根據的資料為攝於2025年12月9日的實地照片
 PLAN PREPARED ON 30.12.2025
 BASED ON SITE PHOTOS
 TAKEN ON 9.12.2025

實地照片 SITE PHOTOS

臨時物流中心連附屬設施(為期3年)
 元朗廈村丈量約份第129約內多個地段和毗連政府土地
 TEMPORARY LOGISTICS CENTRE WITH ANCILLARY FACILITIES
 FOR A PERIOD OF 3 YEARS
 VARIOUS LOTS IN D.D. 129 AND
 ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG



規劃署
 Planning Department

參考編號
 REFERENCE No.
 A/HSK/592

圖 PLAN
 A-4b