Proposed OZP Amendment from "Industrial" to "Industrial (1)" for Reprovisioning of Wang Cheong Building at Hung Shui Kiu / Ha Tsuen

SUPPLEMENTARY PLANNING STATEMENT

NOVEMBER 2026

URBAN RENEWAL AUTHORITY

市區重建局
URBAN RENEWAL AUTHORITY

EXECUTIVE SUMMARY

This supporting planning statement is submitted to propose the rezoning of Site No. 3-50 within the Hung Shui Kiu/Ha Tsuen New Development Area (hereafter referred to as "the Site") from "Industrial" ("I") to "I(1)" on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/4, in which 'Dangerous Goods Godown' is incorporated as a Column 1 use with no changes to the maximum plot ratio or building height (hereafter referred to as the "Proposed Amendments"). The Proposed Amendments will facilitate the Government's plan for the foot-for-foot reprovisioning of the existing Wang Cheong Building (WCB) from Cheung Sha Wan to the Site.

The Proposed Amendments are well aligned with the strategic initiative outlined in the Northern Metropolis Action Agenda to relocate suitable departments and offices to the Northern Metropolis, thereby releasing valuable land resources in urban areas. The introduction of the "I(1)" sub-zone will enable the continued provision of essential government operations while further supporting industrial development within the HSK/HT NDA. Accompanying technical assessments have confirmed that the indicative layouts and indicative development parameters prepared in support of the Proposed Amendments (hereafter referred to as the "Current Indicative Proposal") are technically feasible and no adverse technical impacts are anticipated.

In response to the Government's invitation, the Urban Renewal Authority (URA) is conducting district studies to facilitate urban renewal of the old urban areas. With the aim to expedite and promote urban renewal and restructuring, the Proposed Amendments are to facilitate the unleashing of under-utilized urban sites identified under the district studies as valuable solution space to address urban renewal needs.

The Current Indicative Proposal is prepared solely for illustration purposes and for conducting necessary technical assessments. The design of the future development should not be constrained by the Current Indicative Proposal submitted, and shall be subject to revision in detailed design stage to address user requirements, if any. In taking forward the reprovision of the Wang Cheong Building, all statutory requirements, including the application to Fire Services Department for a Dangerous Goods license, will be duly observed.

行政摘要

（聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。）

本規劃綱領擬議修訂洪水橋及厦村分區計劃大綱核准圖編號S/HSK/4，將洪水橋／厦村新發展區地盤編號3-50（下稱「該地段」）由「工業」地帶改劃為「工業(1)」地帶。在不改變最高地積比率及建築物高度的前提下，擬議修訂旨在將「危險品倉庫」納入為第一類用途（下稱「擬議修訂」），以協助政府日後落實「以呎換呎」重置現時位於長沙灣的宏昌大廈至該地段。

擬議修訂與《北部都會區行動綱領》提出的策略方向一致，將合適的政府部門及辦事處遷往北部都會區，從而釋放珍貴的市區土地資源。新增的「工業(1)」地帶除可確保政府關鍵運作得以持續提供，亦有助促進洪水橋／厦村新發展區內的工業發展。相關的技術評估亦已證明，就擬議修訂所制定的初步布局及發展參數（下稱「初步設計」）於技術上是可行的，並預期不會造成負面技術影響。

應政府的邀請，市區重建局正進行地區研究，以促進舊區的市區更新。為加快及推動市區更新及土地重整，擬議修訂旨在釋放地區研究中所識別的未妥善利用市區土地，以作為珍貴的發展空間，以應付市區更新需求。

本規劃綱領所提供的初步設計僅供參考及用於進行必要的技術評估。未來項目的發展設計不應受初步設計所限制，並將在詳細設計階段按用戶需求（如有）作出相應修訂。在推展宏昌大廈重置項目時，所有法定要求（包括向消防處申請危險品牌照）亦將依法遵從。

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1. INTRODUCTION

1.1 As stated in the Northern Metropolis Action Agenda (NMAA) published in 2023, '*the Government will consider relocating suitable departments and offices to the Northern Metropolis, which will also indirectly release land in urban areas for other uses*.' To take forward this strategic initiative, an existing government facility in Cheung Sha Wan, namely Wang Cheong Building (WCB), has been identified for relocation to the Northern Metropolis. WCB currently accommodates various storage facilities and offices utilized by a total of 31 Government bureaux/departments, including a dangerous goods (DG) store for FM200 / Novec 1230 cylinders managed by the Civil Aviation Department (CAD).

1.2 To facilitate the foot-for-foot reprovisioning of WCB, a site of approximately 27,000 m² within the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) has been identified (hereafter referred to as "the Site"). Under the current notional design, the Site is divided into two portions: the southern portion (i.e. Phase 1) is designated for the primary reprovisioning of WCB; whereas the northern portion (i.e. Phase 2) is reserved for accommodating similar industrial uses, aligning with the NDA's strategic positioning as a cross-boundary modern logistics and industrial hub.

1.3 The Site is currently primarily zoned "Industrial" ("I") with minor portions falling within "Other Specified Uses" annotated "Sewage Pumping Station" ("OU(SPS)") zone and an area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/4. To facilitate the foot-for-foot reprovisioning of WCB in Phase 1 while providing planning flexibility for Phase 2, it is proposed to rezone the portion of the Site falling within "I" zone from "I" to "I(1)", incorporating 'Dangerous Goods Godown' as a Column 1 use (hereafter referred to as the "Proposed Amendments"). The Proposed Amendments directly reflect the operational requirements of the primary reprovisioning facility while applying a uniform zoning framework across the entire Site.

1.4 In response to the Government's invitation, the URA is conducting district studies to facilitate urban renewal of the old urban areas. With the aim to expedite and promote urban renewal and restructuring, the Proposed Amendments are to facilitate the unleashing of under-utilized urban sites identified under the district studies as valuable solution space to address urban renewal needs. In support of the Proposed Amendments, a set of indicative layouts and indicative development parameters has been prepared solely for illustrative purposes and to facilitate the necessary technical assessments (hereafter referred to as the "Current Indicative Proposal"). While the future development will respect all statutory development restrictions stipulated on the OZP, lease conditions, and the Building Ordinance, the design of the future development should not be constrained by the Current Indicative Proposal submitted and shall be subject to revision in detailed design stage to address user requirements, if any.

2. SITE CONTEXTS

2.1 Site Context

2.1.1 The Site, with a total land area of about 27,000m^2, is located in Planning Area 35 within the HSK/HT NDA, in close proximity to the Kong Sham Western Highway to its east. It is currently accessible from a local access road leading to Yick Yuen Road, with future access via Road D7 to be provided upon completion of the required road works, which will directly link the Site to the future town centre of the NDA. The Site is currently paved and occupied by open storages and car parks. The entire Site is Government land, currently known as Site No. 3-50 of the HSK/HT NDA. **Figure 1** shows the location of the Site and its environs.

2.2 Planning Context

2.2.1 The Site falls within an area primarily zoned "I" with minor portions falling within "OU(SPS)" zone and an area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/4 (**Figure 2**). The planning intention of the "I" zone is primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. In contrast, the "OU(SPS)" zone is intended primarily for provision of sewage pumping station, while the area shown as 'Road' forms part of the area reserved for proposed cycle track cum pedestrian subway SW1. The portion of the Site falling within "I" zone is subject to a maximum plot ratio of 3.0 and a maximum building height of 80mPD. Under the "I" zoning, 'Dangerous Goods Godown' is a Column 2 use which requires planning permission from the Town Planning Board (the Board).

2.2.2 Meanwhile, on the adopted Hung Shui Kiu and Ha Tsuen Outline Development Plan (ODP) No. D/HSK/2, the Site falls entirely within the "I" zone, with the planning intention and development restrictions including the maximum plot ratio and maximum building height, identical to those on the OZP.

2.3 Surrounding Context

2.3.1 At present, the Site and its immediate surroundings are predominantly of rural character, comprising open storages, car parks, graves, vegetated areas and tree clusters.

2.3.2 With regard to future developments, large-scale works areas for proposed developments in the HSK/HT NDA can also be found in the vicinity. In this connection, the surrounding areas of the Site have been designated for various land uses under the Hung Shui Kiu New Development Area Planning and Engineering Study – Investigation (the HSK NDA Study), and further refined appropriately following the publication of NMAA in 2023. The HSK NDA Study concluded that the proposed land uses and development intensities are technically feasible and comply with prevailing Government standards.

Specifically, the development will not encounter any insurmountable problems across various technical disciplines including traffic, environment, air ventilation, drainage, water supply and utilities, and socio-economic aspects.

2.3.3 To the immediate north of the Site are areas zoned "OU(SPS)" and "Government, Institution or Community" for the provision of a sewage pumping station and a refuse collection point, while to the further north are areas zoned "I" for general industrial uses. To the east across Kong Sham Western Highway are areas forming part of the future town centre of the NDA, comprising an area zoned "Residential (Group A)2" for both public and private housing developments, and areas zoned "Commercial (1)" and "Commercial (2)" for commercial developments. To the immediate south of the Site are the remaining portions of Planning Area 35 zoned "I" for general industrial uses. To the west of the Site are areas zoned "Conservation Area" on the Draft Ha Tsuen Fringe OZP No. S/YL-HTF/12A, comprising hillslopes and vegetated knolls.

3. INDICATIVE DEVELOPMENT PROPOSAL

3.1 The Current Indicative Proposal

3.1.1 Under the Current Indicative Proposal, the Site is divided into two portions: Phase 1 is designated for the primary reprovisioning of WCB; whereas Phase 2 is reserved for accommodating similar industrial uses.

3.1.2 The Current Indicative Proposal adopts the development parameters summarised in **Table 1**, with indicative block plan and section plans provided at **Appendix I**.

Table 1 Key Development Parameters of the Current Indicative Proposal

	Phase 1 (a)		**Phase 2 (b)**		**Total (a)+(b)**
Rezoning Site Area (m^2)(1)	N/A		N/A		About 28,600
Development Site Area *(m^2)*	About 16,070		About 10,930		About 27,000
PR	About 2.7		About 2.7		About 2.7
GFA *(m^2)*	About 43,389		About 29,511		About 72,900
Site Coverage	About 29.9%		About 30%		About 30%
No. of Storey	9 (G/F – 8/F)		11 (G/F – 10/F)		N/A
Parking Provision	**Total:**	**18**	**Total:**	**75**	**93**
	Private car	*5*	*Private car*	*30*	*35*
	Loading/Unloading (L/UL) for Light Goods Vehicles (LGV)	*6*	*L/UL for LGV*	*28*	*34*
	L/UL for Medium/Heavy Goods Vehicles (M/HGV)	*5*	*L/UL for M/HGV*	*16*	*21*
	L/UL for Container Vehicles	*1*	*L/UL for Container Vehicles*	*1*	*2*
	Refuse Collection Vehicle	*1*			*1*
Completion Year	2031/2032		Undetermined		N/A

Note:
(1) The rezoning site differs from the development site by incorporating an additional strip of land zoned "I" on the approved OZP and designated "Amenity" ("A") on the adopted ODP. Nevertheless, the substantive Proposed Amendments and the supporting technical assessments are strictly confined to the rezoning of the portion of the development site falling within "I" zone on the OZP from "I" to "I(1)". Conversely, the inclusion of the remaining areas within the rezoning site—specifically minor portions falling within the "OU(SPS)" zone and an area shown as 'Road' on the approved OZP, and the aforementioned "A" area on the adopted ODP—serves solely as a technical boundary adjustment.

<u>Reprovisioning of WCB at Phase 1</u>

3.1.3 Phase 1 consists of a single 9-storey building for the foot-for-foot reprovisioning of WCB. Following consultations with the existing Government

users in WCB, 30 out of 31 users have provided their reprovisioning requirements and 1 has confirmed no reprovisioning is required. To justify the proposed development scale, **Table 2** presents a comparison between the key specifications of the existing WCB and the requested internal floor area (IFA) requirements for the proposed reprovision building.

Table 2 Comparison of Key Specifications between the Existing WCB and the Proposed Reprovision Building

	Existing WCB (a)		**Proposed Reprovision Building (b)**		**Difference (b)-(a)**
IFA *(m^2)*	About 27,494.9		About 27,357.3		-137.6
No. of Storey	11		9		-2
No. of User Bureaux / Departments	31		30		-1
Parking Provision	**Total:**	**17**	**Total:**	**18**	**+1**
	Indoor Parking Spaces (including accessible parking space)	*5*	*Private car*	*5*	*N/A*
	Outdoor Parking Spaces	*6*	*L/UL for LGV*	*6*	
	L/UL Bays	*6*	*L/UL for M/HGV*	*5*	
			L/UL for Container Vehicles	*1*	
			Refuse Collection Vehicle	*1*	

3.1.4 Among the facilities to be reprovisioned, a DG store for FM200 / Novec 1230 cylinders managed by CAD is proposed to be reprovisioned on the ground floor to minimize the time required to transport the FM200 / Novec 1230 cylinders between the L/UL area and the DG store (**Appendix I**). To further ensure safety, appropriate safety measures consistent with those implemented at the existing WCB will also be adopted. According to the Hazard Review (**Appendix V)**, with the proper handling and storage of dangerous goods, no adverse hazard impact is anticipated.

3.1.5 As requested by the Government Property Agency (GPA) and the Architectural Services Department (ArchSD), it is proposed to enhance the parking provision in the reprovision building, including the number and/or dimension of L/UL spaces for goods vehicles, container vehicles and refuse collection vehicles, to meet user requirements and to align with the latest design and operational standards. Furthermore, it is also proposed to maintain the current parking arrangement at WCB in the reprovision building, with all parking facilities allocated on a "first-come, first-served" basis. All relevant user departments have been consulted and have raised no objections to the proposed parking provision and arrangement.

3.1.6 Given that all the relevant user departments have been consulted, Transport Department has raised no objections to adopt the proposed parking provision, and advised the parking provision shall be further reviewed at the next stage in consultation with GPA and other departments, should there be any changes in the functional needs of departments.

Accommodating Similar Industrial Uses at Phase 2

3.1.7 Phase 2 consists of a single 11-storey building designed to accommodate similar industrial uses subject to future needs. To maximize flexibility, the parking provision in Phase 2 has been planned in accordance with the high-end standards for 'Industrial Use' stipulated in the Hong Kong Planning Standards and Guidelines.

3.2 Implementation Programme

3.2.1 Taking into account the time required for amendment of plan, as well as the construction of the reprovision building and associated infrastructures, Phase 1 is tentatively scheduled for completion by 2031/2032. As for Phase 2, the implementation programme is currently undetermined and will be formulated should specific development needs be identified in the near future.

4. PROPOSED ZONING AMENDMENTS

4.1 The Proposed Amendments

4.1.1 The Site currently falls within an area primarily zoned "I" with minor portions falling within "OU(SPS)" and an area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/4. The portion of the Site falling within "I" zone is subject to a maximum plot ratio of 3.0 and a maximum building height of 80mPD. Under the current "I" zoning, 'Dangerous Goods Godown' is a Column 2 use which requires planning permission from the Board.

4.1.2 To facilitate the foot-for-foot reprovisioning of WCB including the DG store for FM200 / Novec 1230 cylinders in Phase 1, as well as to provide planning flexibility for Phase 2, it is proposed to rezone the portion of the Site falling within "I" zone from "I" to a new "I(1)" sub-zone. Under this sub-zone, 'Dangerous Goods Godown' is incorporated as a Column 1 use, with no changes to the maximum plot ratio and maximum building height. The Proposed Amendments directly reflect the operational requirements of the primary reprovisioning facility while applying a uniform zoning framework across the entire Site.

4.1.3 The proposed amendments to the draft OZP are shown in **Figure 3**, while the proposed amendments to the Notes and Explanatory Statement for the "I" zone are provided in **Appendices II and III** respectively.

5. PLANNING MERITS AND JUSTIFICATIONS

5.1 Takes Forward Strategic Initiatives of the Northern Metropolis Action Agenda

5.1.1 The Proposed Amendments align with the strategic initiative set out in the NMAA, which states that 'the Government will consider relocating suitable departments and offices to the Northern Metropolis, which will also indirectly release land in urban areas for other uses.' By relocating the existing WCB to the Site, this proposal not only acts as a catalyst for developments within the vicinity of the Site and the entire HSK/HT NDA, but also indirectly frees up valuable urban land for alternative uses, thereby promoting more efficient land use and supporting urban renewal efforts.

5.2 Facilitates Foot-for-Foot Reprovisioning and Future Flexibility

5.2.1 The Proposed Amendments facilitate the seamless foot-for-foot reprovisioning of the existing WCB in Phase 1, thereby ensuring the continued delivery of essential government functions and services. Additionally, the introduction of the "I(1)" sub-zone provides planning flexibility for Phase 2. This approach aligns with the NDA's strategic vision as a cross-boundary modern logistics and industrial hub, and supports adaptation to evolving industrial needs.

5.3 Full Compatibility with the Surrounding Context

5.3.1 Compared to the original "I" zone, the proposed "I(1)" sub-zone only differs by incorporating 'Dangerous Goods Godown' as a Column 1 use with no changes to the maximum plot ratio and maximum building height, thereby maintaining continuity with the existing "I" zoning. The Current Indicative Proposal is fully compatible with the surrounding context, which is characterized by planned industrial developments in the "I" zones to both the north and south of the Site, further reinforcing the industrial character of the area.

5.4 No Anticipated Adverse Technical Impacts

5.4.1 Given that the Current Indicative Proposal involves only minor modifications to the Site's original planned use, the following technical assessments required by relevant government departments have been carried out. The results demonstrate that the proposal is technically feasible, with no anticipated adverse impacts on internal traffic, hazard, drainage and sewerage (**Appendices IV-VII**).

<u>Traffic Review</u>

5.4.2 A traffic review was conducted to review the internal site layout and parking arrangement under the Current Indicative Proposal, in which swept path analyses were carried out for the proposed parking and L/UL spaces in both

Phases 1 and 2 (**Appendix IV**). The results demonstrate that all vehicle classes can manoeuvre safely during ingress and egress at the parking spaces without any structural conflict, and thus no adverse impact on the internal traffic is anticipated.

Hazard Review

5.4.3 In view of the proposed reprovision of a DG store for FM200 / Novec 1230 cylinders in Phase 1, a hazard review was conducted to review its potential hazard impact on the surrounding area (**Appendix V**).

5.4.4 According to Schedule 2 Part I of the Environmental Impact Assessment Ordinance (EIAO), the Current Indicative Proposal does not meet any of the criteria for a Designated Project and thus, no statutory EIA process is required. Moreover, appropriate safety measures consistent with those implemented in the existing WCB will be adopted for the storage and transport of dangerous goods onsite. With proper handling and storage of dangerous goods, no adverse hazard impact is anticipated.

5.4.5 Notwithstanding that 'Dangerous Goods Godown' will be incorporated as a Column 1 use under the Proposed Amendments, the proposed reprovision of the DG store will remain subject to the approval of the Fire Services Department for the granting of a Dangerous Goods license. All necessary submissions and procedures will be followed in accordance with the statutory requirements to ensure compliance and safe operation.

Drainage Impact Assessment (DIA)

5.4.6 The Current Indicative Proposal will not result in any change to the paved or unpaved areas of the Site following completion of site formation and engineering infrastructure works by Civil Engineering and Development Department. As there is no alteration to the paved and unpaved area, drainage path, or runoff behaviour, no additional stormwater discharge or adverse impact on the future drainage network is anticipated. Details of the DIA are in **Appendix VI**.

Sewerage Impact Assessment (SIA)

5.4.7 As advised by Environmental Protection Department in **Appendix VII**, the key design parameters of the Current Indicative Proposal are in line with the approved SIA conducted under the HSK Study. Accordingly, no adverse sewerage impact is anticipated and a separate SIA for the Proposed Amendments is thus not required.

6. CONCLUSION

6.1 The Site, with a total area of about 27,000m^2, is located in Planning Area 35 within the HSK/HT NDA. It is divided into two portions, namely Phase 1 for the primary reprovisioning of WCB; and Phase 2 for accommodating similar industrial uses.

6.2 The Proposed Amendments are put forward to rezone the portion of the Site falling within "I" zone from "I" to "I(1)", incorporating 'Dangerous Goods Godown' as a Column 1 use, with no changes made to the maximum plot ratio and maximum building height. The Proposed Amendments not only facilitate the foot-for-foot reprovisioning of WCB in Phase 1, but also provide planning flexibility for Phase 2, enabling support for a wider range of industrial uses and effective responses to evolving industrial needs.

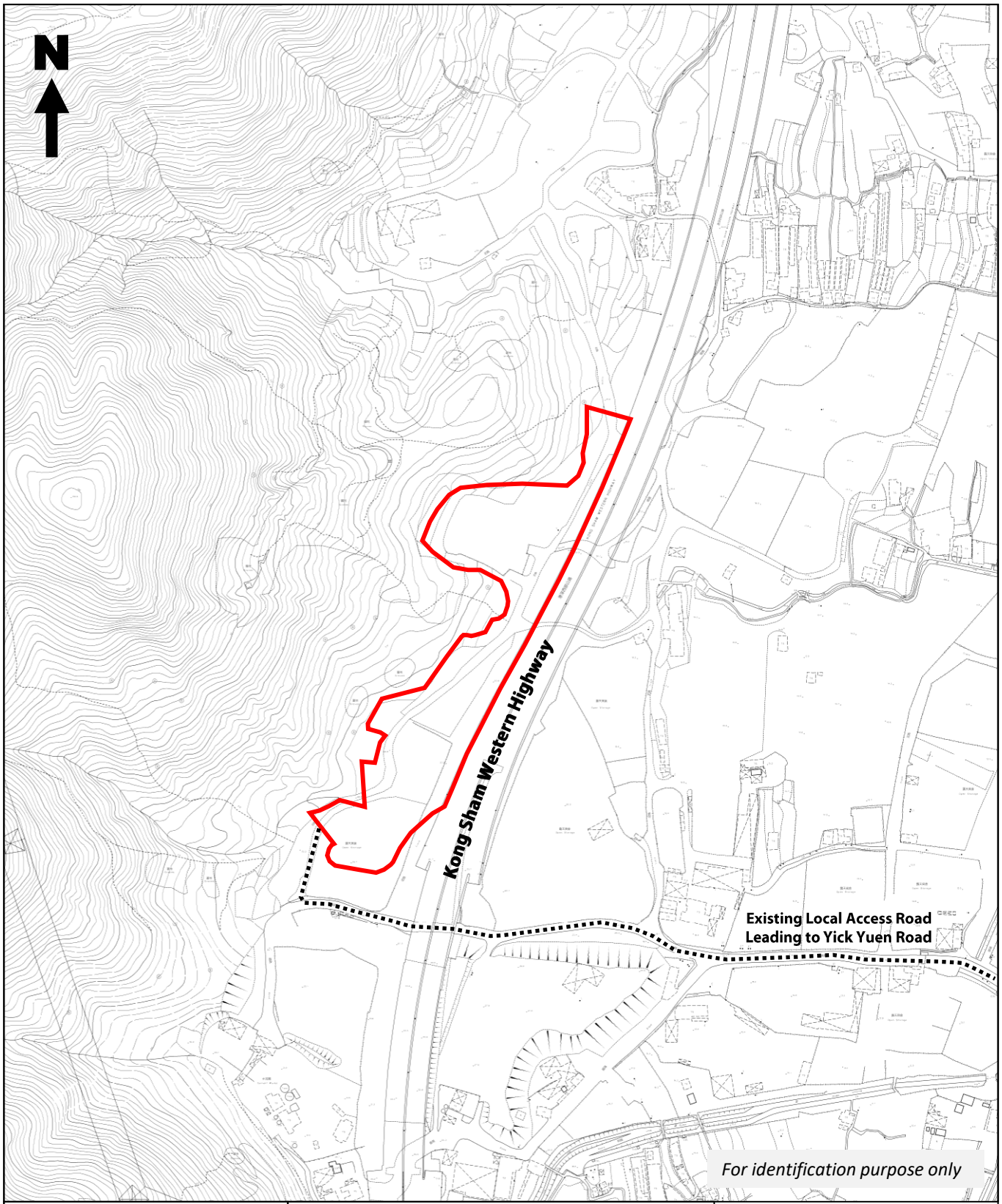
6.3 Furthermore, the technical assessments conducted as part of the previous HSK Study, together with the required technical assessments conducted to support the Proposed Amendments, have demonstrated that the Current Indicative Proposal is technically feasible and no adverse technical impacts are anticipated.

6.4 In light of the merits and justifications of the Proposed Amendments presented in this planning statement, honourable TPB members are respectfully requested to give favourable consideration to the Proposed Amendments.

URBAN RENWAL AUTHORITY

NOVEMBER 2026

Figures



Application Site

EXTRACT PLAN PREPARED ON 25.8.2026

BASED ON SURVEY SHEET NO. 6-NW-11B, 6-NW-11D, 6-NW-12A, 6-NW-12C, 6-NW-16B and 6-NW-17A

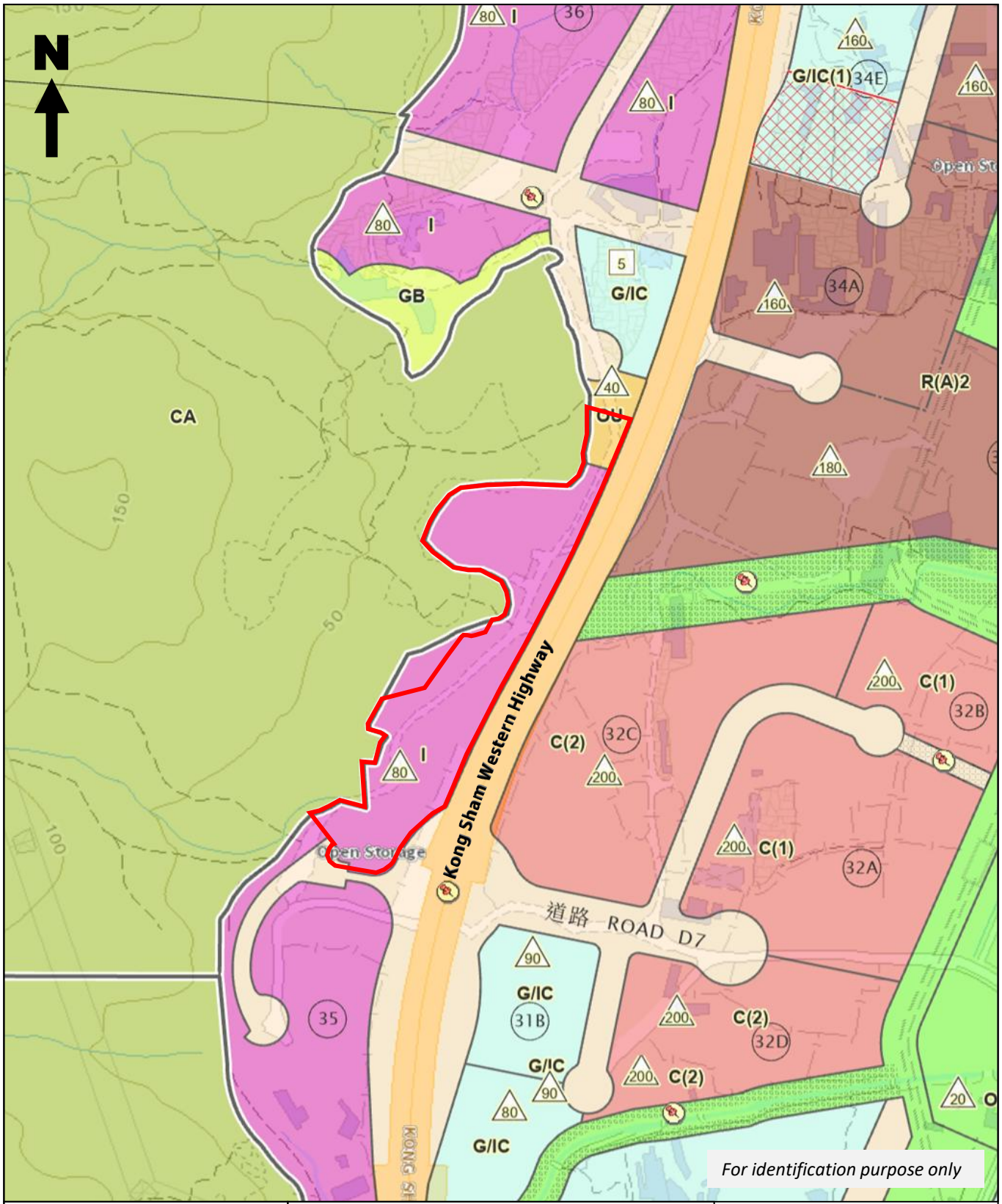
Location Plan

Proposed OZP Amendment from "Industrial" to "Industrial (1)" for Reprovisioning of Wang Cheong Building at Hung Shui Kiu / Ha Tsuen

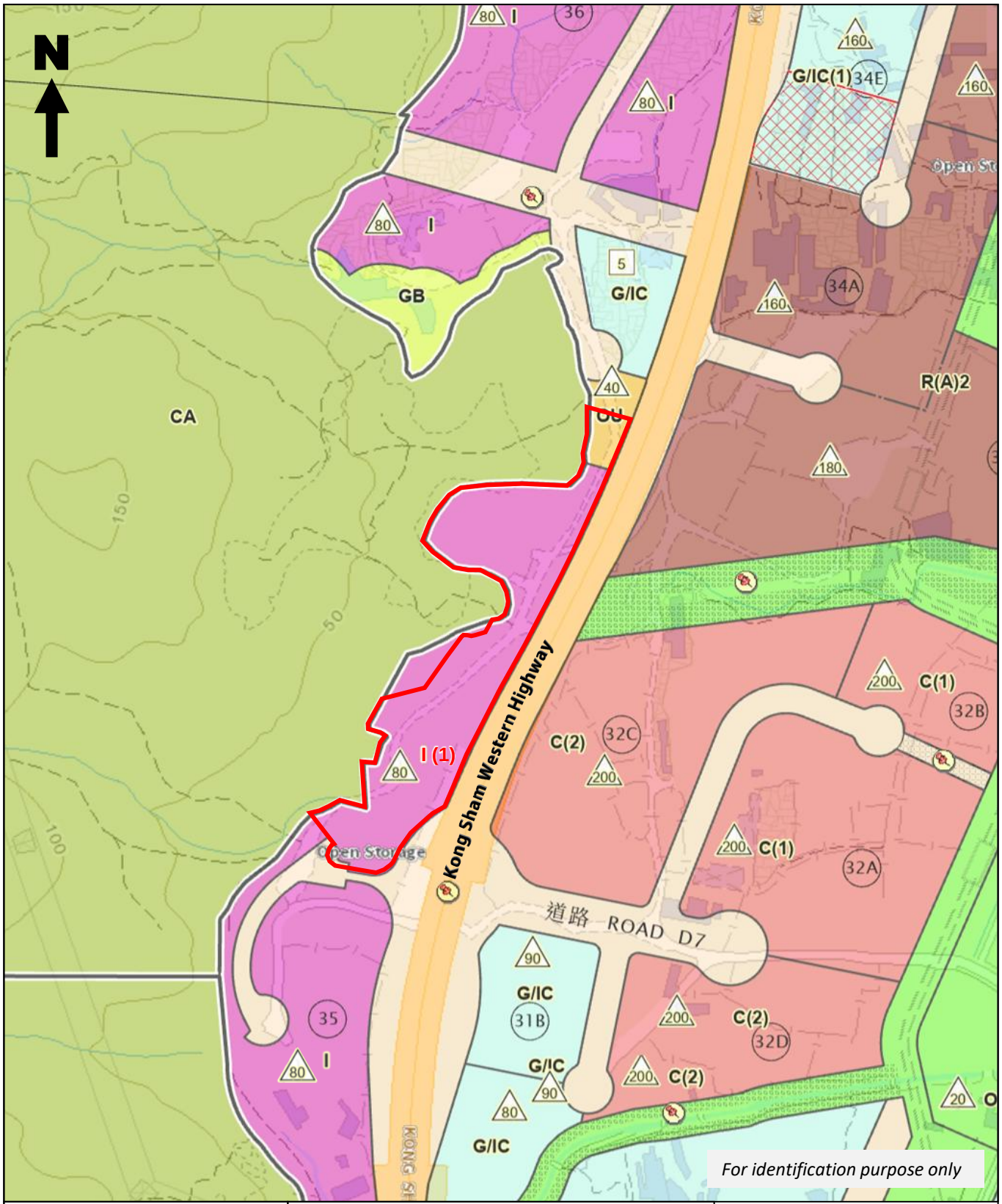
SCALE 1 : 5000

November 2026

Figure 1



Application Site	Extract of the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/4 Proposed OZP Amendment from "Industrial" to "Industrial (1)" for Reprovisioning of Wang Cheong Building at Hung Shui Kiu / Ha Tsuen SCALE 1 : 5000	November 2026 Figure 2



Application Site

Proposed Amendments to the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/4

Proposed OZP Amendment from "Industrial" to "Industrial (1)" for Reprovisioning of Wang Cheong Building at Hung Shui Kiu / Ha Tsuen

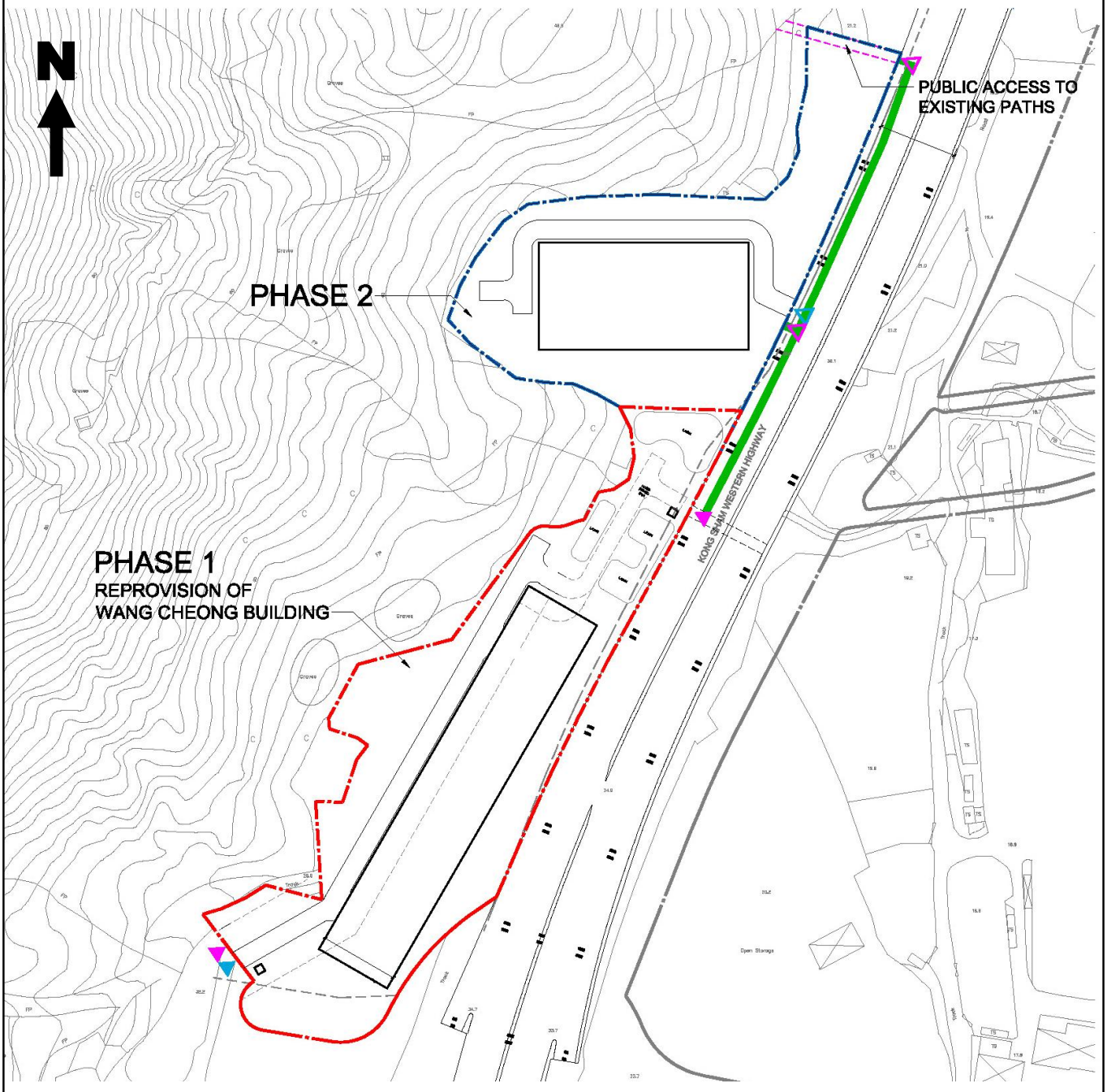
SCALE 1 : 5000

November 2026

Figure 3

Appendix I

Indicative Block Plan and Section Plans

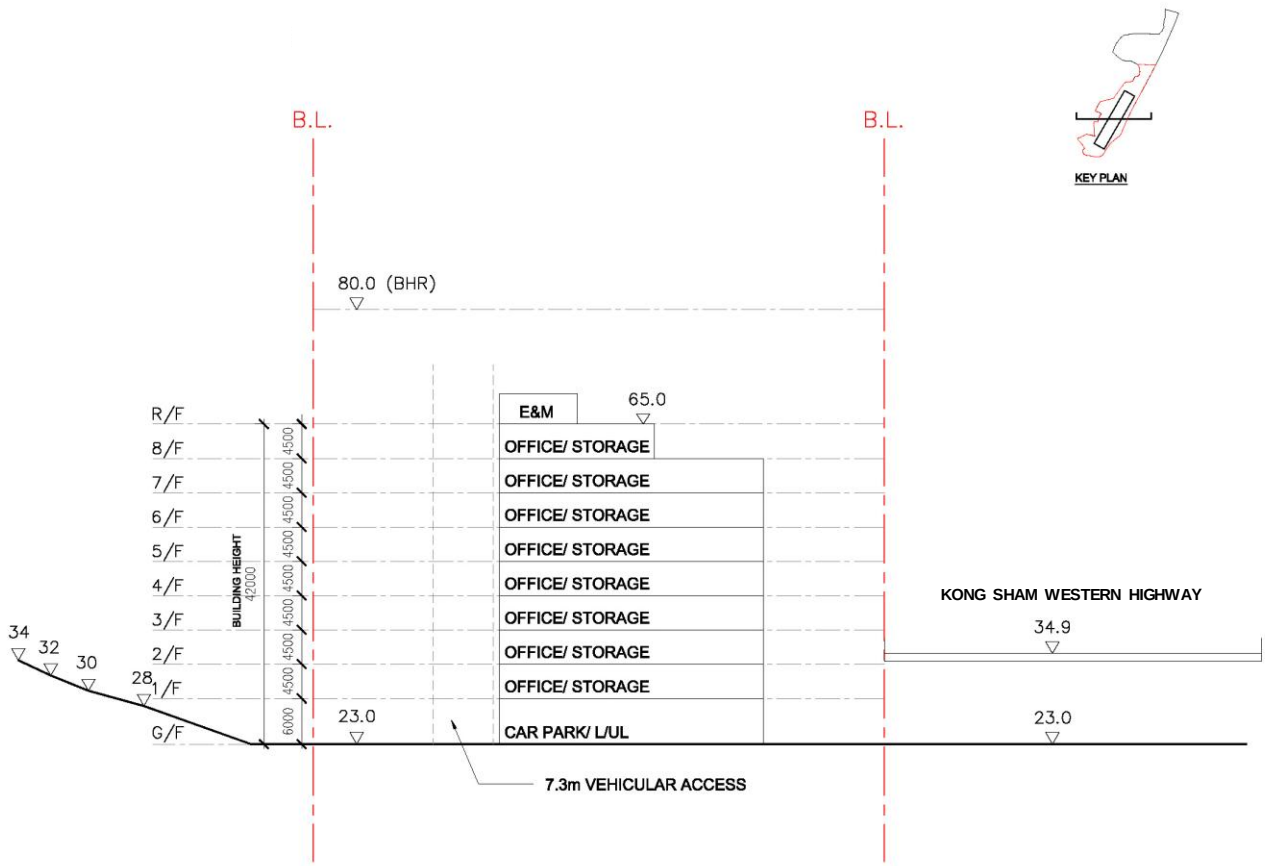


LEGEND

- SITE BOUNDARY (PHASE 2)
- SITE BOUNDARY (PHASE 1)
- KONG SHAM WESTERN HIGHWAY STRUCTURE
- OPPOSITE SITE BOUNDARY (REFERENCE FRM ROAD GAZETTE) (G.N. 5387) GAZETTE ON 26 SEP 2022
- PLANNED VEHICULAR ACCESS
- PLANNED PEDESTRIAN ACCESS
- PROPOSED PEDESTRIAN PATH
- PROPOSED VEHICULAR ACCESS
- PROPOSED PEDESTRIAN ACCESS

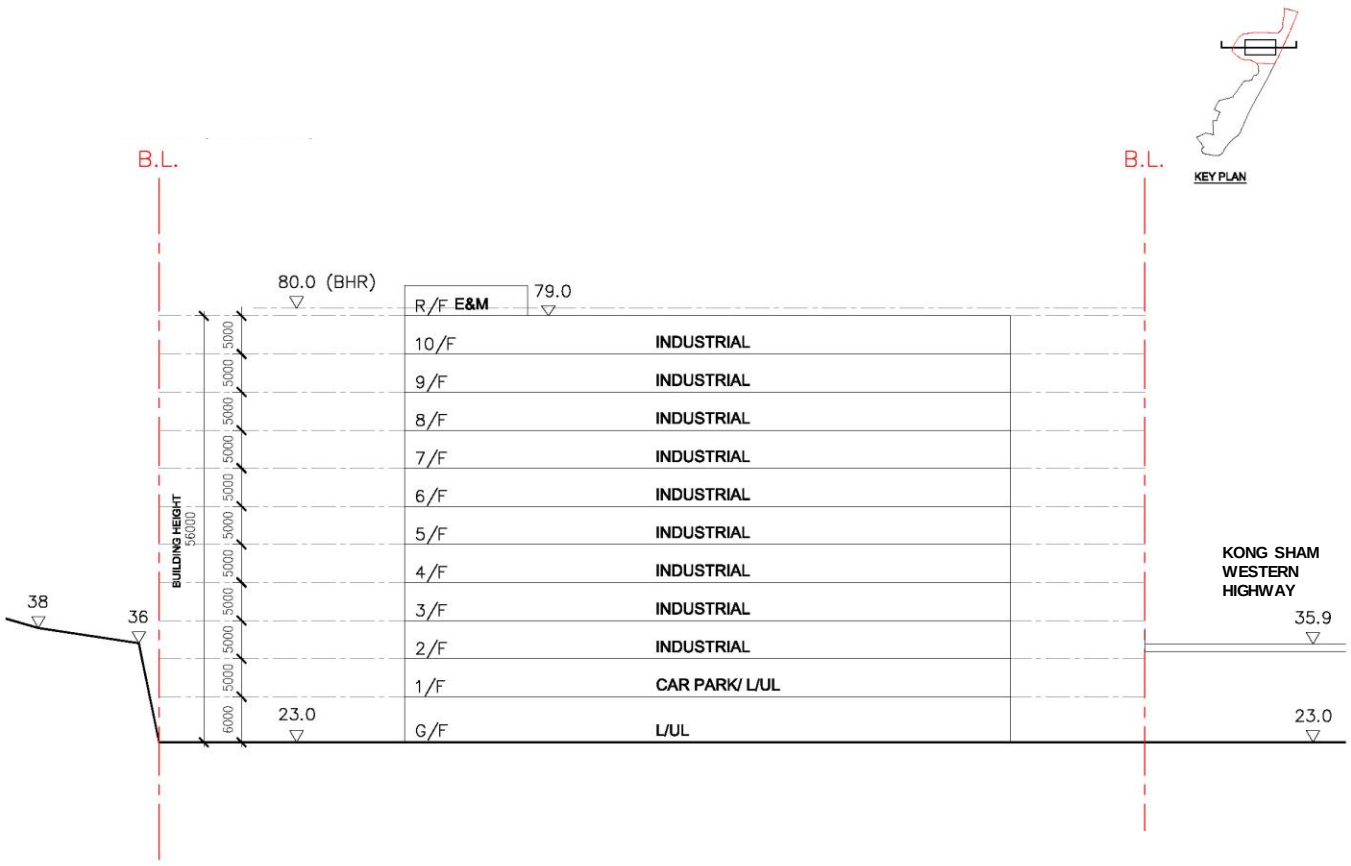
For identification purpose only. Subject to detailed design.

Proposed OZP Amendment from "Industrial" to "Industrial (1)" for Reprovisioning of Wang Cheong Building at Hung Shui Kiu / Ha Tsuen	Indicative Block Plan	September 2026
Appendix I Indicative Block Plan and Section Plans		Figure 1



For identification purpose only. Subject to detailed design.

Proposed OZP Amendment from "Industrial" to "Industrial (1)" for Reprovisioning of Wang Cheong Building at Hung Shui Kiu / Ha Tsuen	Indicative Section Plan (Phase 1)	September 2026
Appendix I Indicative Block Plan and Section Plans		Figure 2



For identification purpose only. Subject to detailed design.

Proposed OZP Amendment from "Industrial" to "Industrial (1)" for Reprovisioning of Wang Cheong Building at Hung Shui Kiu / Ha Tsuen	Indicative Section Plan (Phase 2)	September 2026
Appendix I Indicative Block Plan and Section Plans		Figure 3

Appendix II

Proposed Amendments to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/4 – Notes of "I" Zone

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Art Studio (excluding those involving direct provision of services or goods) Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Dangerous Goods Godown (on land designated "Industrial (1)" only) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Information Technology and Telecommunications Industries Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Asphalt Plant/Concrete Batching Plant Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown (not elsewhere specified) Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only) Educational Institution (in wholesale conversion of an existing building only) Exhibition or Convention Hall Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only) Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Offensive Trades Office (not elsewhere specified) Open Storage Petrol Filling Station Place of Entertainment (in wholesale conversion of an existing building only) Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Clinic (in wholesale conversion of an existing building only) Refuse Disposal Installation Religious Institution (in wholesale conversion of an existing building only)

(Please see next page)

INDUSTRIAL (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom# which may be permitted on any floor) Training Centre (in wholesale conversion of an existing building only) Vehicle Stripping/Breaking Yard Wholesale Trade
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/ unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

INDUSTRIAL (Cont'd)

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone.

Remarks

(a) On land designated "I" and "I(1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3, and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Appendix III

Proposed Amendments to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/4 – Explanatory Statement of "I" Zone

reprovisioning of the affected village houses under the Village Removal Terms due to the NDA development. The northern part of Planning Area 24A falls within a 50m-wide setback (**Figure 9**) which should be free of building to reserve land for future strategic railway development.

11.5.5 The existing declared monuments in the "V" zone including the Tang Ancestral Hall and Yeung Hau Temple in Ha Tsuen are protected under the Antiquities and Monuments Ordinance. Graded historic buildings in the "V" zone of Ha Tsuen Shi, Ha Tsuen San Wai, Tin Sam Tsuen and Shek Po Tsuen, including Gate Tower, Ha Tsuen Shi (Grade 2); Kwan Tai Temple, Ha Tsuen Shi (Grade 2); Entrance Gate, San Wai (Grade 2); Shi Wang Study Hall, No. 124 San Wai (Grade 3); Old Village School, No. 1 Tung Tau Tsuen (Grade 3); Shrine, Tin Sam Tsuen (Grade 3); and Entrance Gate of Shek Po Wai (Grade 3), will remain unaffected by the NDA project.

11.6 "Industrial" ("I") : Total Area 15.07 ha

11.6.1 This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. It is also intended to help redistribute industrial activities to free up land at more central location within the Area. The sites in Planning Areas 35 and 36 to the west of KSWH are zoned "I" with a maximum PR of 3 and a maximum BH of 80mPD.

11.6.2 A site in Planning Area 35 is zoned "Industrial (1)" ("I(1)") primarily to facilitate the reprovisioning of government facilities from urban areas and/or general industrial uses. To provide sufficient flexibility to meet the specific operational requirements of the reprovisioned facilities, 'Dangerous Goods Godown' is incorporated as a Column 1 use under the "I(1)" sub-zone, while the development restrictions of a maximum PR of 3 and a maximum BH of 80mPD remain unchanged.

11.6.3 For the "I" sites in Planning Area 35, a 10m-wide setback is imposed in the southern "I" site to minimise the potential interface issue, if any, between "I" use and other nearby areas, in particular the "V" zone of Tsing Chuen Wai to its southwest (falling outside the Area) (**Figure 9**). There are 400kV overhead power lines (with pylons) which transpass the southern part of the site. Relevant guidelines in accordance with HKPSG and regulations under relevant authorities should be observed.

Appendix IV

Traffic Review

Proposed OZP Amendment from “Industrial” to “Industrial (1)” for Reprovisioning of Wan Cheong Building at Hung Shui Kiu / Ha Tsuen – Traffic Review Report

Reference: 531190

Revision: 0

2026-10-15

aurecon

Bringing ideas to life

1 BACKGROUND

1.1 As stated in the Northern Metropolis Action Agenda published in 2023, "*the Government will consider relocating suitable departments and offices to the Northern Metropolis, which will also indirectly release land in urban areas for other uses.*" To take forward this strategic initiative, an existing government facility in Cheung Sha Wan, namely the Wang Cheong Building (WCB), has been identified for relocation to the Northern Metropolis. WCB currently accommodates various storage facilities and offices utilized by a total of 31 Government bureaux/departments, including a dangerous goods (DG) store for fire extinguishers managed by the Civil Aviation Department (CAD).

1.2 To facilitate the foot-for-foot reprovisioning of WCB, a site of approximately 27,000 m² within the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) has been identified (the Site). Under the current notional design, the Site is divided into two portions: the southern portion (i.e. Phase 1) is designated for the primary reprovisioning of WCB; whereas the northern portion (i.e. Phase 2) is reserved for accommodating similar industrial uses, aligning with the NDA’s strategic positioning as a cross-boundary modern logistics and industrial hub.

1.3 The Site is currently primarily zoned “Industrial” (“I”) with minor portions falling within “Other Specified Uses (Sewage Pumping Station)” (“OU(SPS)”) zone and an area shown as ‘Road’ on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/4. To facilitate the foot-for-foot reprovisioning of WCB in Phase 1 while providing planning flexibility for Phase 2, it is proposed to rezone the portion of the Site falling within “I” zone from "I" to "I(1)", incorporating ‘Dangerous Goods Godown’ as a Column 1 use. This proposed amendment directly reflects the operational requirements of the primary reprovisioning facility while applying a uniform zoning framework across the entire Site.

1.4 Aurecon Hong Kong Limited (Aurecon) was appointed in April 2026 to prepare a traffic review report for submission under Section 5 of the Town Planning Ordinance in support of this rezoning proposal.

2 PURPOSE OF THE REPORT

2.1 This traffic review report aims to:

- Assess the feasibility of the internal traffic arrangement, evaluates the adequacy of the parking provision, and reviews the design of the proposed run-in/out to ensure safe and efficient vehicular circulation.
- Support the application to the Town Planning Board for the proposed rezoning of the Site.

3 PROPOSED DEVELOPMENT

3.1 The Site is located in Hung Shui Kiu/Ha Tsuen New Development Area, which is adjacent to the Kong Sham Western Highway. The location of the proposed site is illustrated in **Figure 3.1**.

3.2 The Site will be developed in two phases. Phase 1 involves the reprovisioning of the Wang Cheong Building, while Phase 2 is reserved for similar use. The key development parameters for the project are summarized in **Table 3.1**.

Table 3.1 Development Parameters

Phase 1 – Development of Reprovisioning Building	
Site Area	16,070 m^2
Plot Ratio	About 2.7
GFA	About 43,389 m^2
Site Coverage	About 29.9%
No. of Storey	9 (G/F – 8/F)
Phase 2 – Similar Uses	
Site Area	10,930 m^2
Plot Ratio	About 2.7
GFA	About 29,511 m^2
Site Coverage	About 30%
No. of Storey	11 (G/F – 10/F)

4 INTERNAL TRANSPORT FACILITIES

4.1 The parking provision of phase 1 is to maintain the current practices and provision in Wang Cheong Building. As advised by Government Property Agency (GPA), all parking facilities at WCB, including loading/unloading bays, outdoor carpark spaces, covered carpark spaces and accessible carpark space, were used based on a "first-come, first-served" principle. All relevant user departments at WCB have been consulted and have confirmed that they have no objection to retain the existing parking arrangements and provisions in the reprovisioned building. The parking provision of phase 2 is to align with HKPSG high-end for "I" uses. The proposed parking provision of phase 1 and phase 2 is summarised in **Table 4.1.**

Table 4.1 Proposed Parking Provision

Phase 1 – Development of Reprovisioning Building	
Private Cars	5
L/UL for Light Goods Vehicles	6
L/UL for Medium/Heavy Goods Vehicles	5
Refuse Collection Vehicle	1
L/UL for Container Vehicles	1
Phase 2 – Similar Uses	
Private Cars	30
L/UL for Light Goods Vehicles	28
L/UL for Medium/Heavy Goods Vehicles	16
L/UL for Container Vehicles	1

4.2 The proposed Site is located outside the 500 m catchment area of the potential future Hung Shui Kiu MTR Station. It is therefore assumed that a cycle track connection will be provided between the proposed development and the nearest public bicycle parking facilities in the vicinity of the future station. With reference to Annex B of the Traffic Impact Assessment (TIA) Checklist for Development Projects published by the Transport Department, bicycle parking for industrial developments should be provided at a rate of one space per 2,500 – 2,700 m² of GFA. As mentioned in **Section 4.1**, the parking provision of phase 1 is to maintain the current practices and provision to facilitate the foot-for-foot reprovisioning of WCB. Based on the proposed GFAs of approximately 29,511 m² for Phase 2, the corresponding bicycle parking requirements and proposed provisions are summarised in **Table 4.2.**

Table 4.2 Proposed Cycle Parking Provision

Proposed Development	Requirement	Required Parking Provision	Proposed Parking Provision
Phase 2 (Approx. 29,511m^2)	1 bicycle parking space per 2,500 – 2,700m^2 GFA	11-12	12

5 PARKING SPECIFICATION

5.1 The parking specification of various vehicles is shown in **Table 5.1**. The design of notional architectural layout should straightly follow the requirements as below.

Table 5.1 Specification of Vehicles (1)

Types of Vehicles	Length (m)	Width (m)
Private Cars	5	2.5
Private Cars for Persons with a Disability	5	3.5
Light Goods Vehicles	7	3.5
Medium/Heavy Goods Vehicles	11	3.5
Refuse Collection Vehicle (2)	12	5
Container Vehicles	16	3.5

Note:
(1) Data extracted from PNAP APP-111 published by Building Department.
(2) Data extracted from PNAP APP-35 published by Building Department.

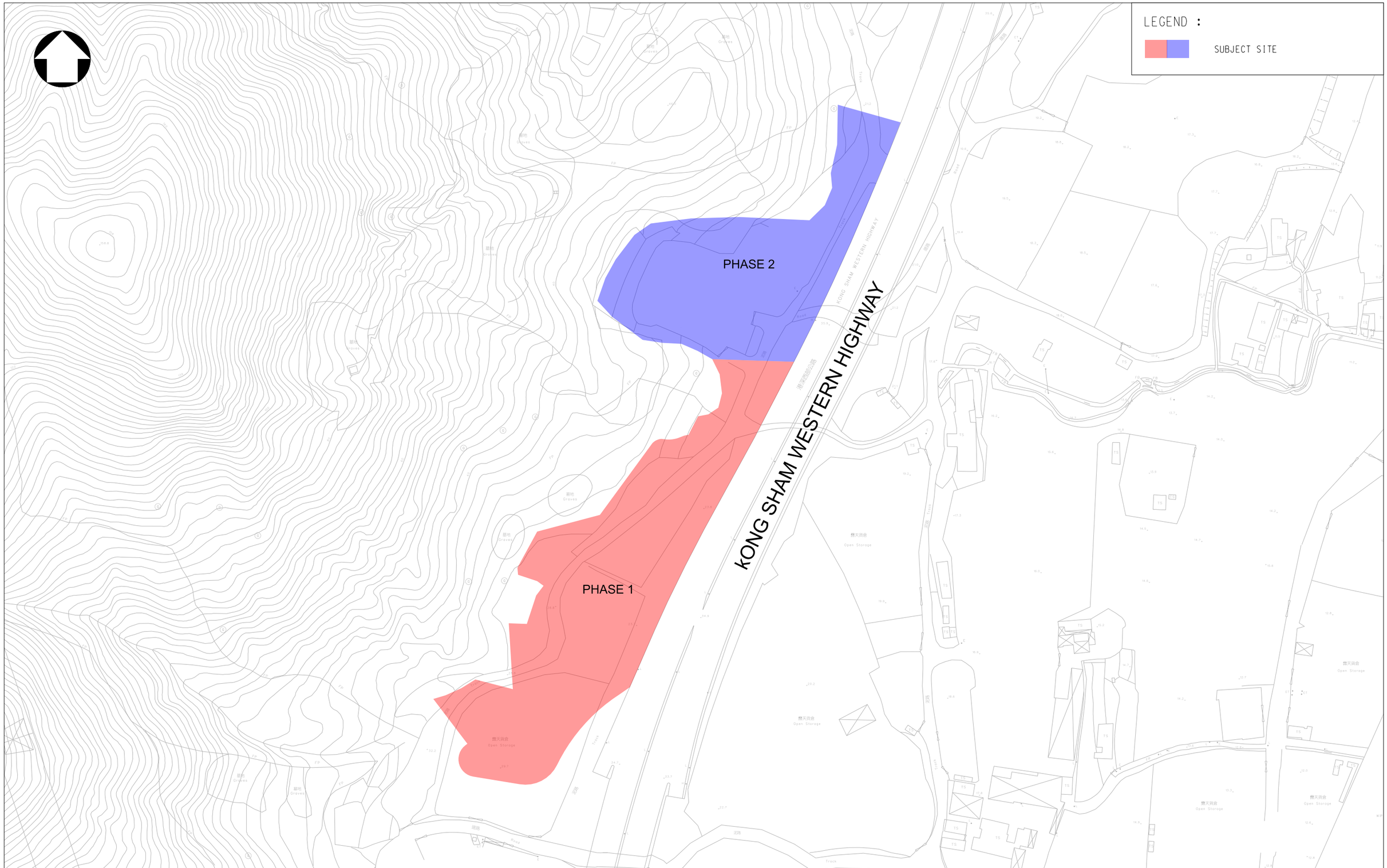
6 SWEPT PATH ANALYSIS

6.1 The swept path of Private Cars, Goods Vehicles and Refuse Collection Vehicle of phase 1 and phase 2 has been demonstrated in **Figure 6.1 – Figure 6.37.** The swept path analysis demonstrates that all vehicle classes can manoeuvre safely during ingress and egress at the parking positions without any structural conflict.

7 CONCLUSION

7.1 The swept path analysis demonstrates that vehicles can navigate the parking area safely. It is concluded that the parking layout of the Site are acceptable and will not generate adverse impacts on internal traffic.

Figure



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Project Title

PROPOSED OZP AMENDMENT
FOR REPROVISIONING OF WANG CHEONG BUILDING
AT HUNG SHUI KIU/ HA TSUEN

Drawing Title

SITE LOCATION

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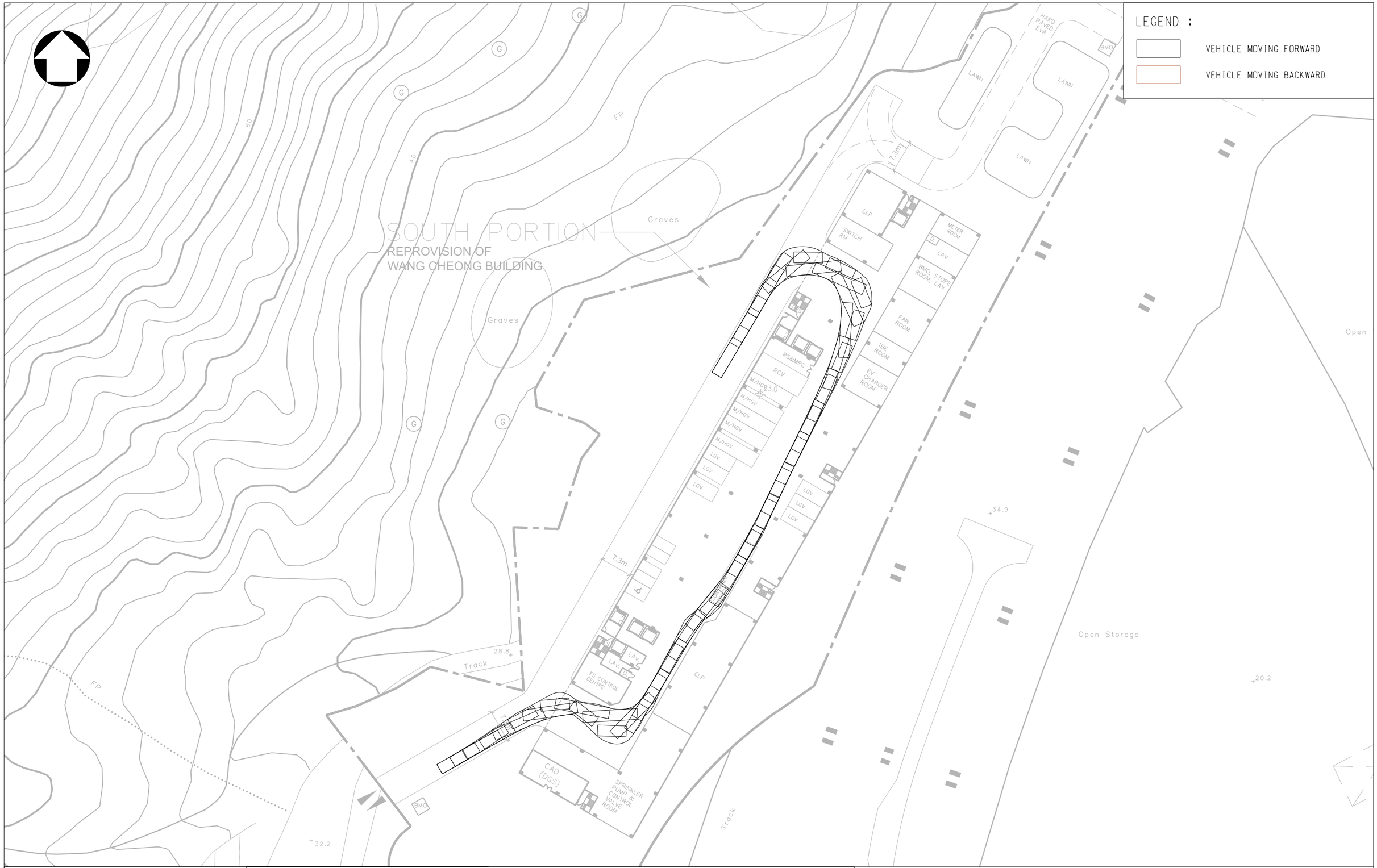

Consultant aurecon www.aurecongroup.com	Project Title PROPOSED OZP AMENDMENT FOR REPROVISIONING OF WANG CHEONG BUILDING AT HUNG SHUI KIU/ HA TSUEN	Drawing Title **SWEPT PATH ANALYSIS - PHASE 1 (G/F) CONTAINER VEHICLES**				
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Rev. -

Original Size : A3



Consultant aurecon www.aurecongroup.com	Project Title PROPOSED OZP AMENDMENT FOR REPROVISIONING OF WANG CHEONG BUILDING AT HUNG SHUI KIU/ HA TSUEN	Drawing Title **SWEPT PATH ANALYSIS - PHASE 1 (G/F)** **REFUSE COLLECTION VEHICLES**				
		Designed HL	Checked RP	Scale 1:800(A3)	Date JUL 2026	Figure No. **6.2**

Rev. -

Original Size : A3



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PROPOSED OZP AMENDMENT
FOR REPROVISIONING OF WANG CHEONG BUILDING
AT HUNG SHUI KIU/ HA TSUEN

Drawing Title

SWEPT PATH ANALYSIS - PHASE 1 (G/F)
REFUSE COLLECTION VEHICLES

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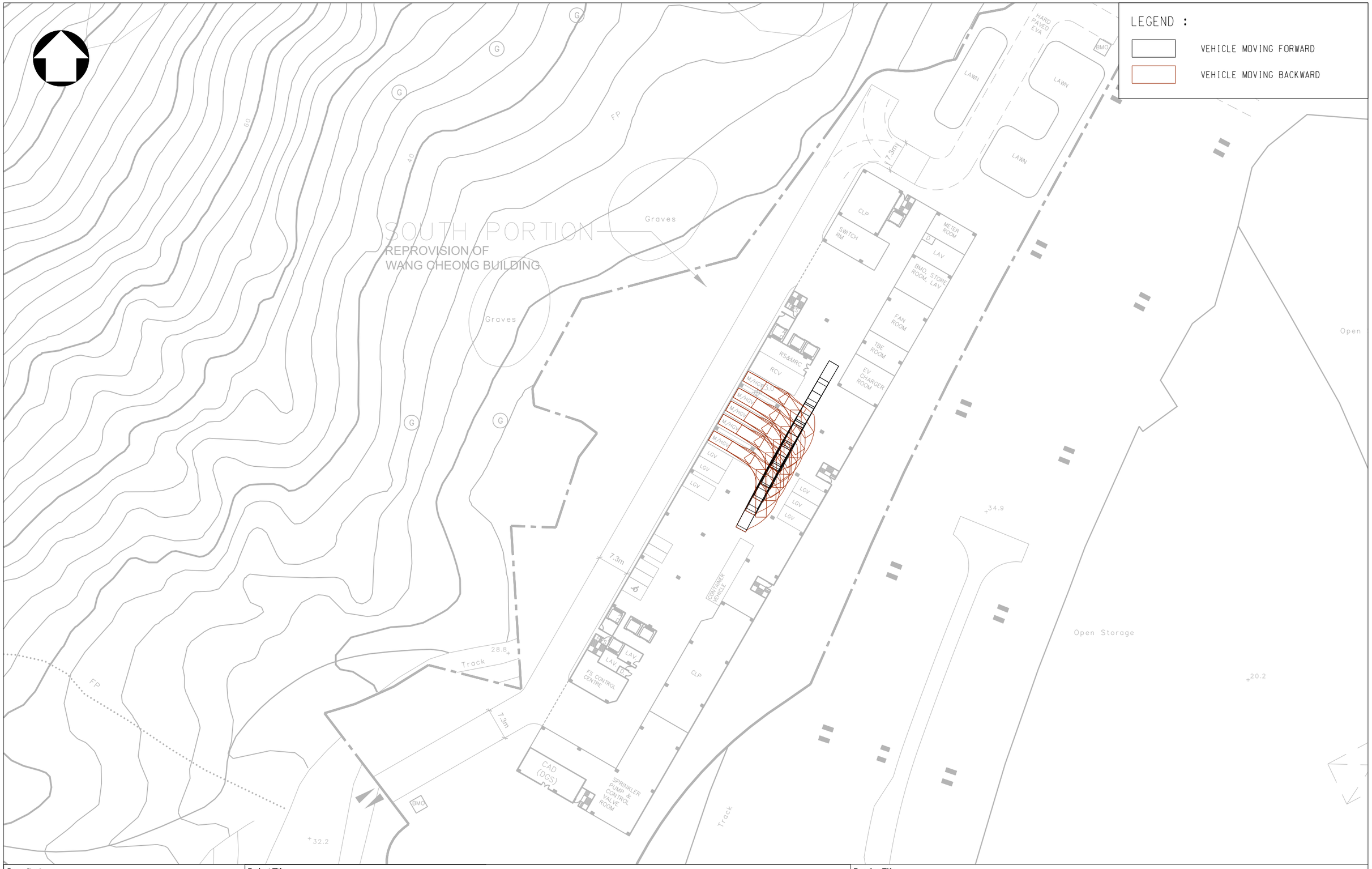

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aurecon www.aurecongroup.com	PROPOSED OZP AMENDMENT FOR REPROVISIONING OF WANG CHEONG BUILDING AT HUNG SHUI KIU/ HA TSUEN	**SWEPT PATH ANALYSIS - PHASE 1 (G/F)** **HEAVY GOODS VEHICLES**

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Original Size : A3



Consultant aurecon www.aurecongroup.com	Project Title PROPOSED OZP AMENDMENT FOR REPROVISIONING OF WANG CHEONG BUILDING AT HUNG SHUI KIU/ HA TSUEN	Drawing Title **SWEPT PATH ANALYSIS - PHASE 1 (G/F)** **HEAVY GOODS VEHICLES**				
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Rev. -

Original Size : A3

LEGEND :

VEHICLE MOVING FORWARD

VEHICLE MOVING BACKWARD

SOUTH PORTION
REPROVISION OF
WANG CHEONG BUILDING

Graves
Graves
Open
Open Storage
Track
Track
FP
FP
HARD PAVED EVA
LAWN
LAWN
LAWN
BMC
CLP
SWITCH RM.
METER ROOM
D.
LAV.
BMC STORE ROOM, LAV.
FAN ROOM
TBE ROOM
EV CHARGER ROOM
RS&MRC
RCV
M/HGV
M/HGV
M/HGV
M/HGV
M/HGV
LGV
LGV
L



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Rev. -

Original Size : A3



Consultant aurecon www.aurecongroup.com	Project Title PROPOSED OZP AMENDMENT FOR REPROVISIONING OF WANG CHEONG BUILDING AT HUNG SHUI KIU/ HA TSUEN	Drawing Title **SWEPT PATH ANALYSIS - PHASE 1 (G/F)** **LIGHT GOODS VEHICLES**				
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Rev. -

Original Size : A3



Consultant	Project Title	Drawing Title
aurecon www.aurecongroup.com	PROPOSED OZP AMENDMENT FOR REPROVISIONING OF WANG CHEONG BUILDING AT HUNG SHUI KIU/ HA TSUEN	**SWEPT PATH ANALYSIS - PHASE 1 (G/F)** **LIGHT GOODS VEHICLES**

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Original Size : A3



Consultant	Project Title	Drawing Title
aurecon www.aurecongroup.com	PROPOSED OZP AMENDMENT FOR REPROVISIONING OF WANG CHEONG BUILDING AT HUNG SHUI KIU/ HA TSUEN	**SWEPT PATH ANALYSIS - PHASE 1 (G/F)** **PRIVATE CARS**

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Consultant	Project Title	Drawing Title
aurecon www.aurecongroup.com	PROPOSED OZP AMENDMENT FOR REPROVISIONING OF WANG CHEONG BUILDING AT HUNG SHUI KIU/ HA TSUEN	**SWEPT PATH ANALYSIS - PHASE 1 (G/F)** **PRIVATE CARS**

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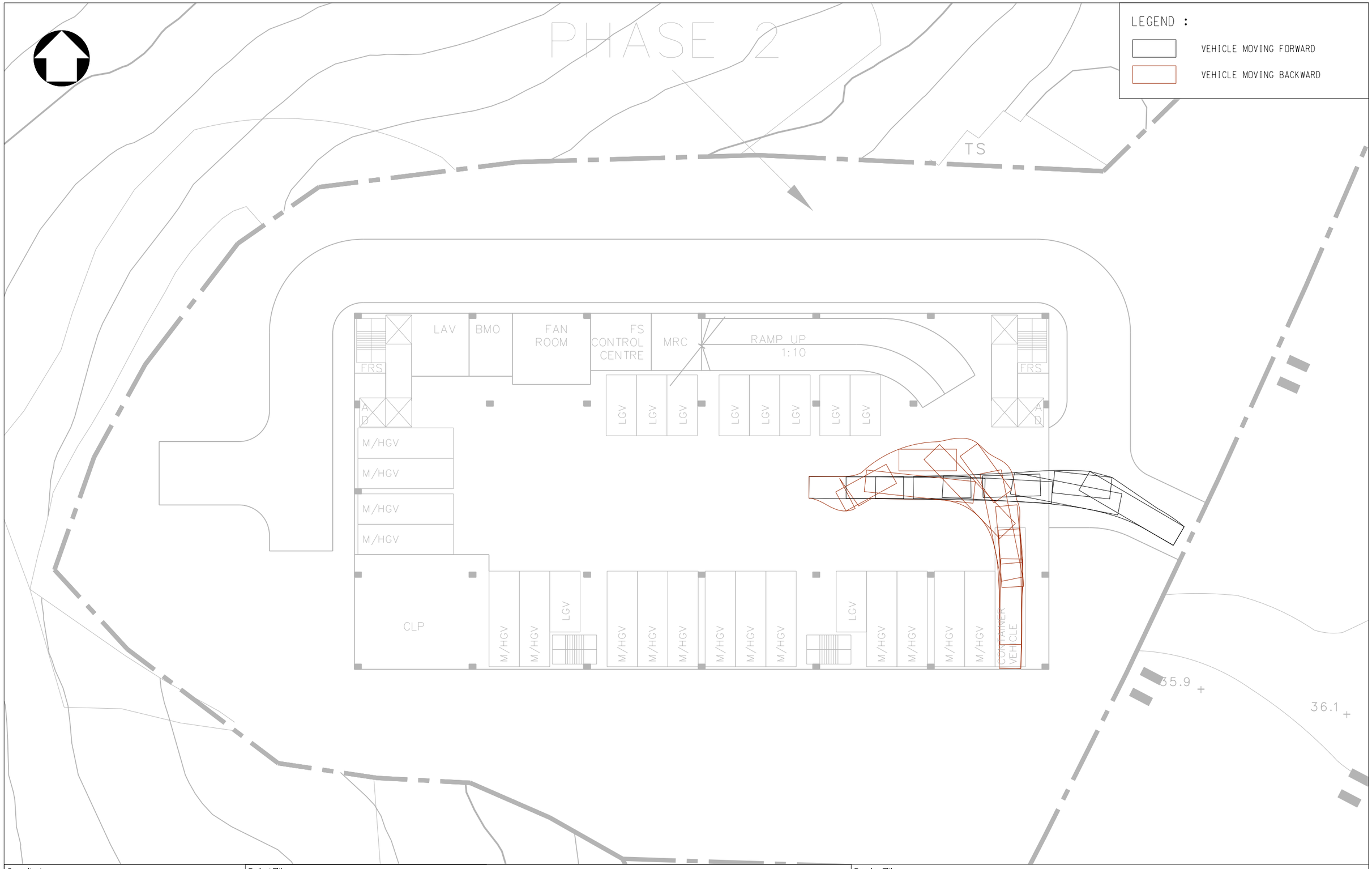

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FOR REPROVISIONING OF WANG CHEONG BUILDING
AT HUNG SHUI KIU/ HA TSUEN

Drawing Title

SWEPT PATH ANALYSIS - PHASE 2 (G/F)
CONTAINER VEHICLES

Designed	Checked	Scale	Date	Figure No.	Rev.
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Original Size : A3

LEGEND :

VEHICLE MOVING FORWARD

VEHICLE MOVING BACKWARD

PHASE 2

TS

LAV

BMO

FAN ROOM

FS CONTROL CENTRE

MRC

RAMP UP 1:10

FRS

FRS

A/D

A/D

LGV

LGV

LGV

LGV

LGV

LGV

LGV

LGV

M/HGV

M/HGV

M/HGV

M/HGV

CLP

M/HGV

M/HGV

LGV

M/HGV

M/HGV

M/HGV

M/HGV

M/HGV

M/HGV

LGV

M/HGV

M/HGV

M/HGV

M/HGV

CONTAINER VEHICLE

35.9 +

36.1 +

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FOR REPROVISIONING OF WANG CHEONG BUILDING
AT HUNG SHUI KIU/ HA TSUEN

Drawing Title

SWEPT PATH ANALYSIS - PHASE 2 (G/F)
CONTAINER VEHICLES

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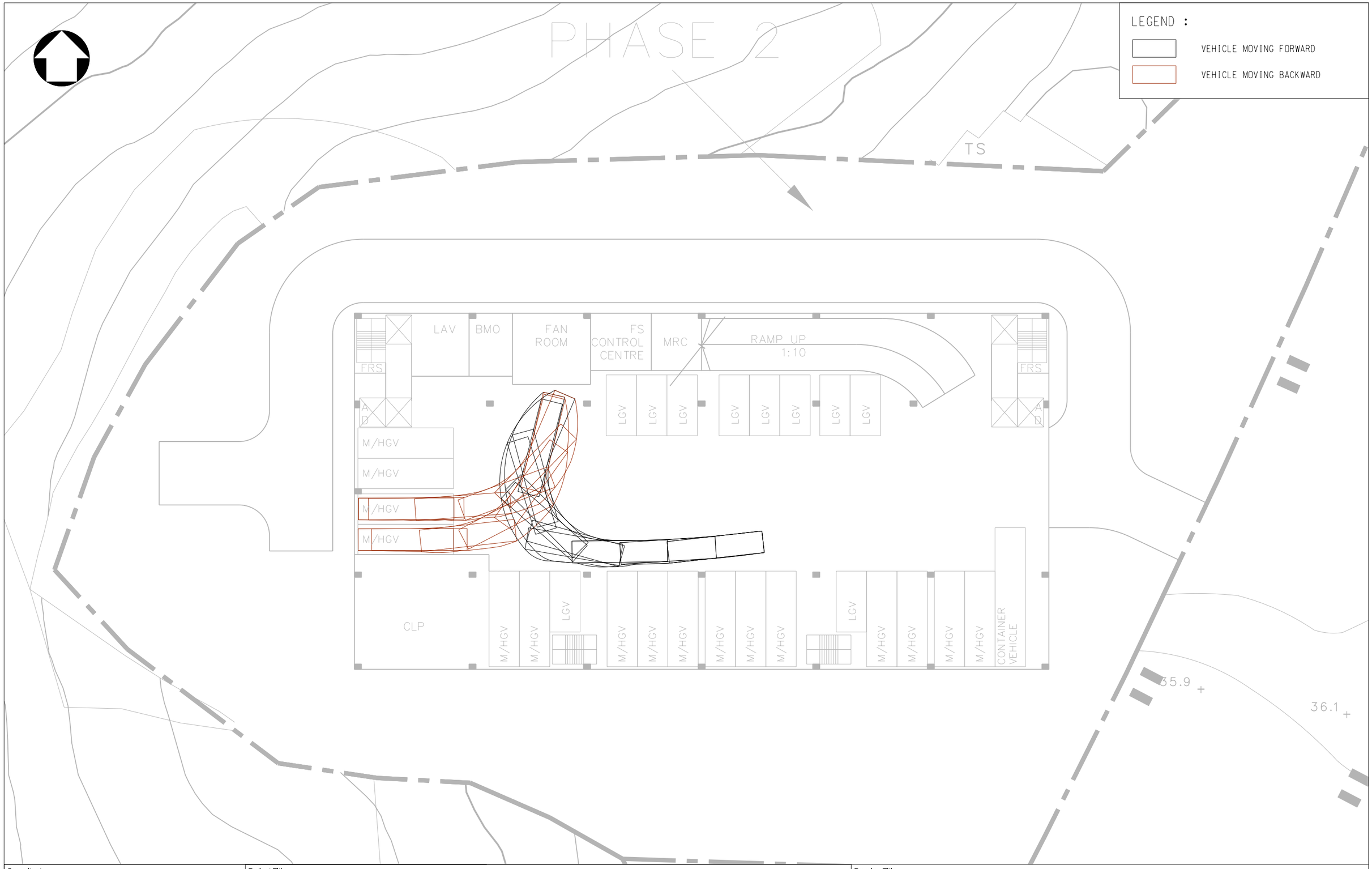

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FOR REPROVISIONING OF WANG CHEONG BUILDING
AT HUNG SHUI KIU/ HA TSUEN

Drawing Title

SWEPT PATH ANALYSIS - PHASE 2 (G/F)
HEAVY GOODS VEHICLES

Designed	Checked	Scale	Date	Figure No.	Rev.
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Original Size : A3

LEGEND :

VEHICLE MOVING FORWARD

VEHICLE MOVING BACKWARD

PHASE 2

TS

LAV

BMO

FAN ROOM

FS CONTROL CENTRE

MRC

RAMP UP 1:10

FRS

FRS

A/D

A/D

LGV

LGV

LGV

LGV

LGV

LGV

LGV

LGV

M/HGV

M/HGV

M/HGV

M/HGV

CLP

M/HGV

M/HGV

LGV

M/HGV

M/HGV

M/HGV

M/HGV

M/HGV

M/HGV

LGV

M/HGV

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M/HGV

M/HGV

CONTAINER VEHICLE

35.9

36.1

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PROPOSED OZP AMENDMENT
FOR REPROVISIONING OF WANG CHEONG BUILDING
AT HUNG SHUI KIU/ HA TSUEN

Drawing Title

SWEPT PATH ANALYSIS - PHASE 2 (G/F)
HEAVY GOODS VEHICLES

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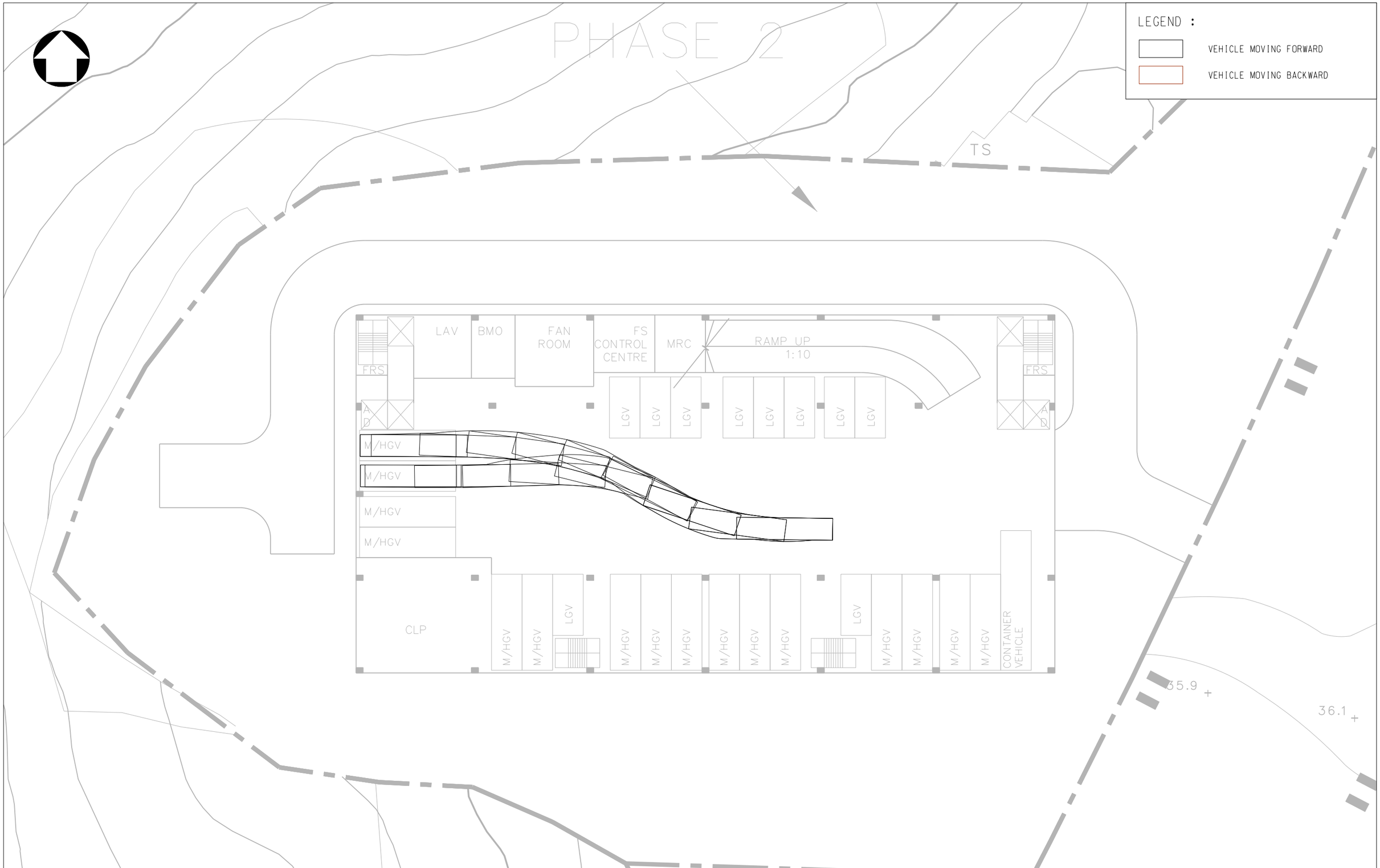

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FOR REPROVISIONING OF WANG CHEONG BUILDING
AT HUNG SHUI KIU/ HA TSUEN

Drawing Title

SWEPT PATH ANALYSIS - PHASE 2 (G/F)
HEAVY GOODS VEHICLES

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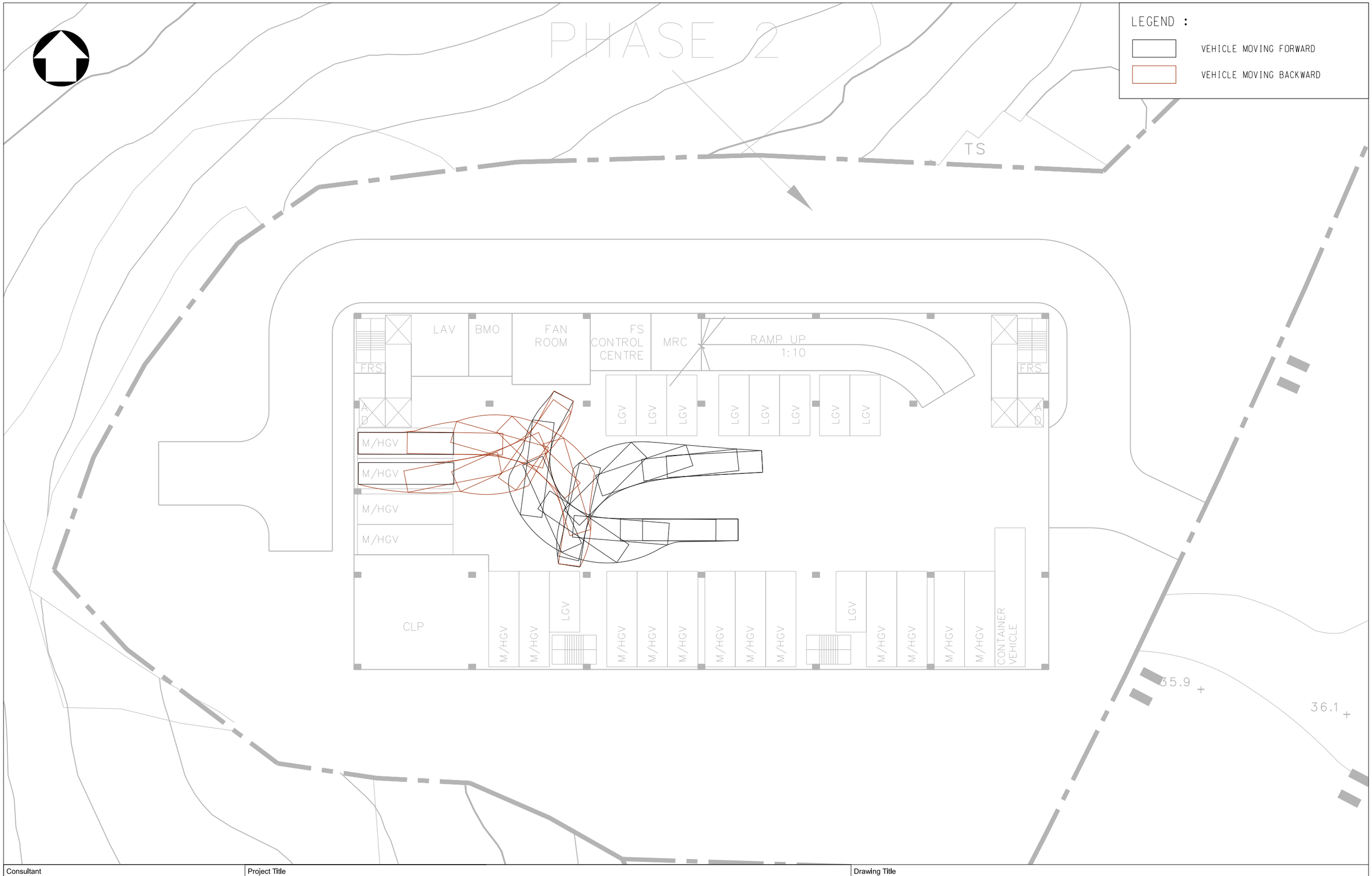

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PROPOSED OZP AMENDMENT
FOR REPROVISIONING OF WANG CHEONG BUILDING
AT HUNG SHUI KIU/ HA TSUEN

Drawing Title

SWEPT PATH ANALYSIS - PHASE 2 (G/F)
HEAVY GOODS VEHICLES

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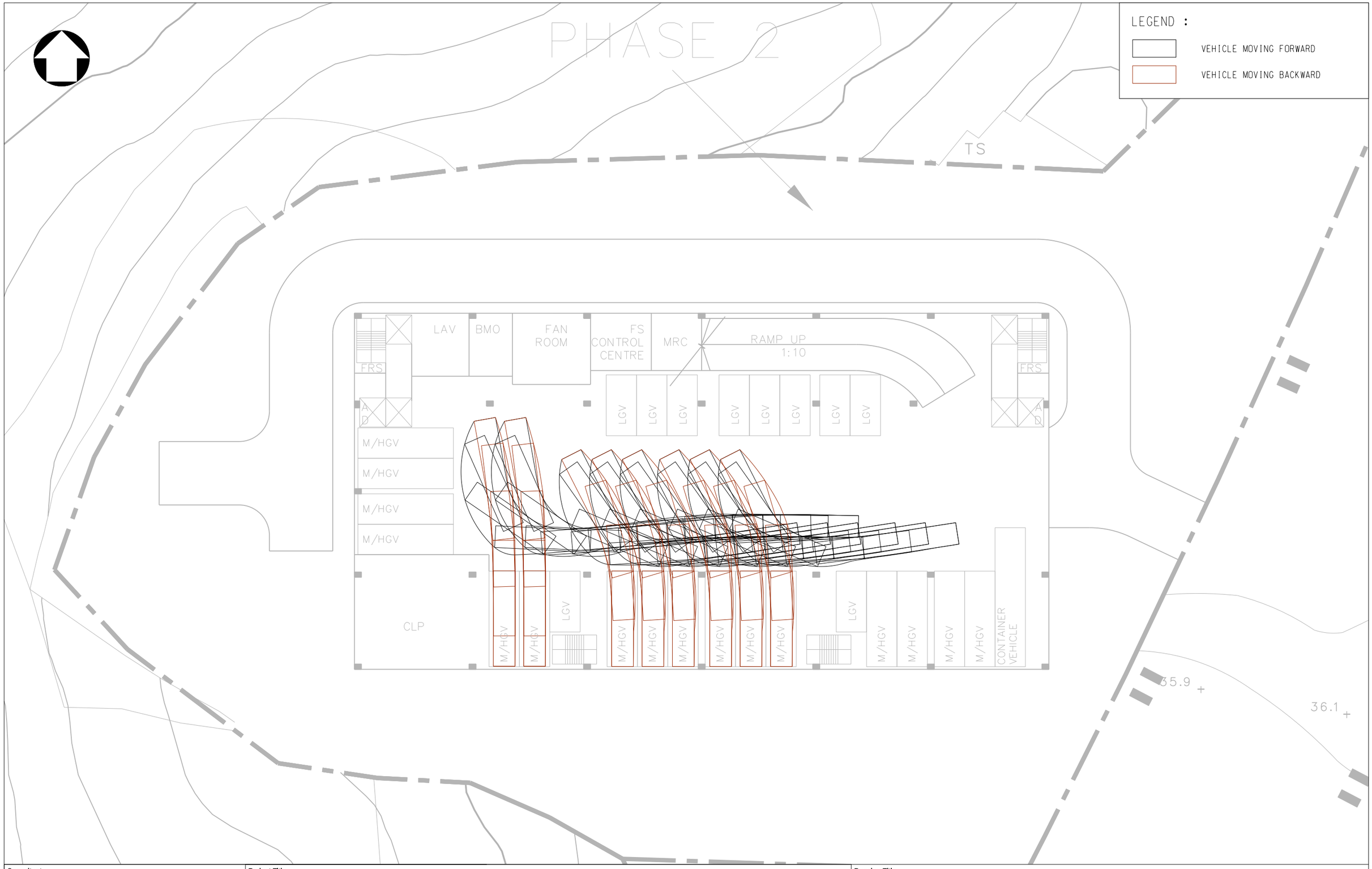

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Drawing Title

SWEPT PATH ANALYSIS - PHASE 2 (G/F)
HEAVY GOODS VEHICLES

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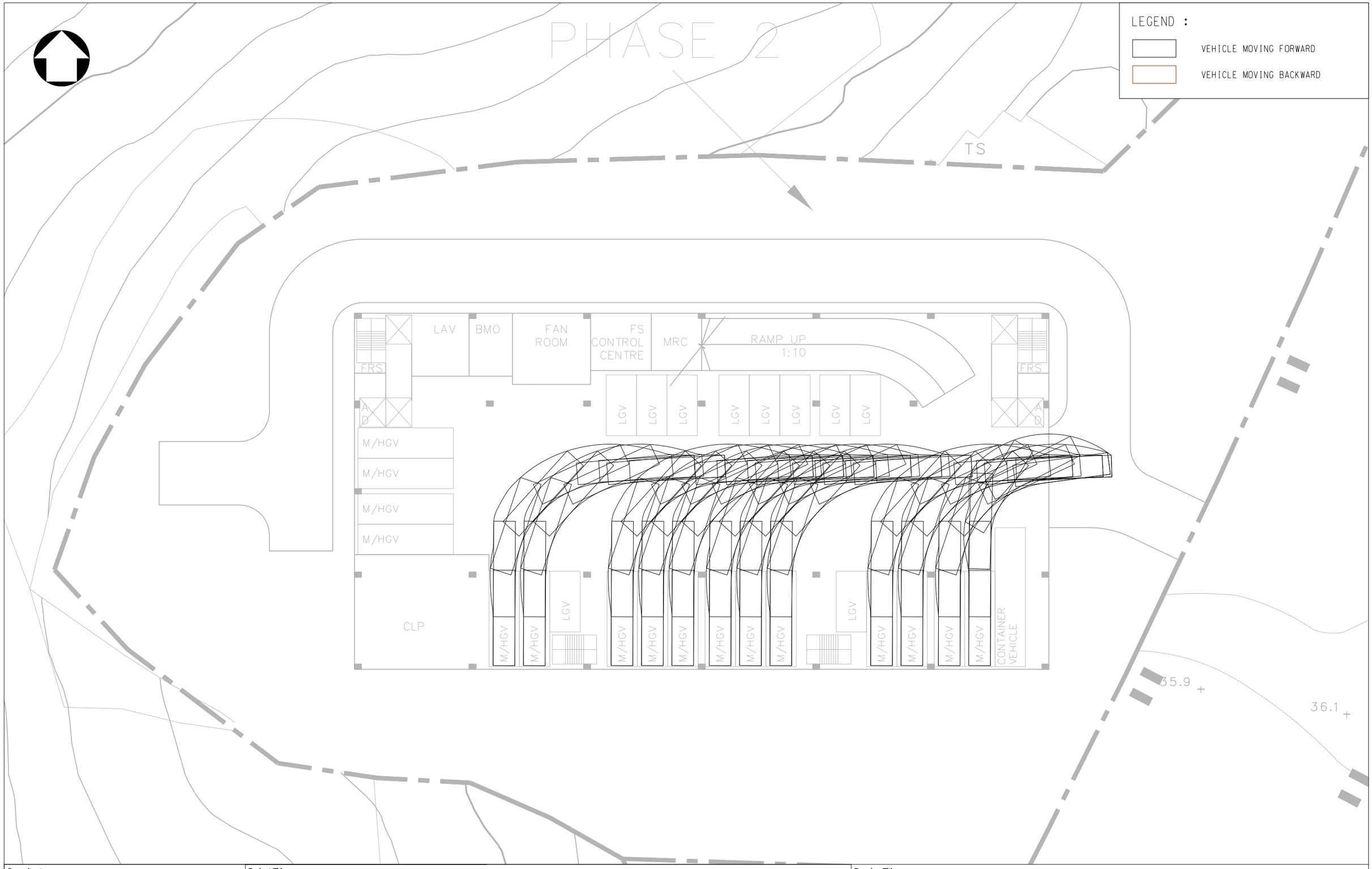

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Drawing Title

SWEPT PATH ANALYSIS - PHASE 2 (G/F)
HEAVY GOODS VEHICLES

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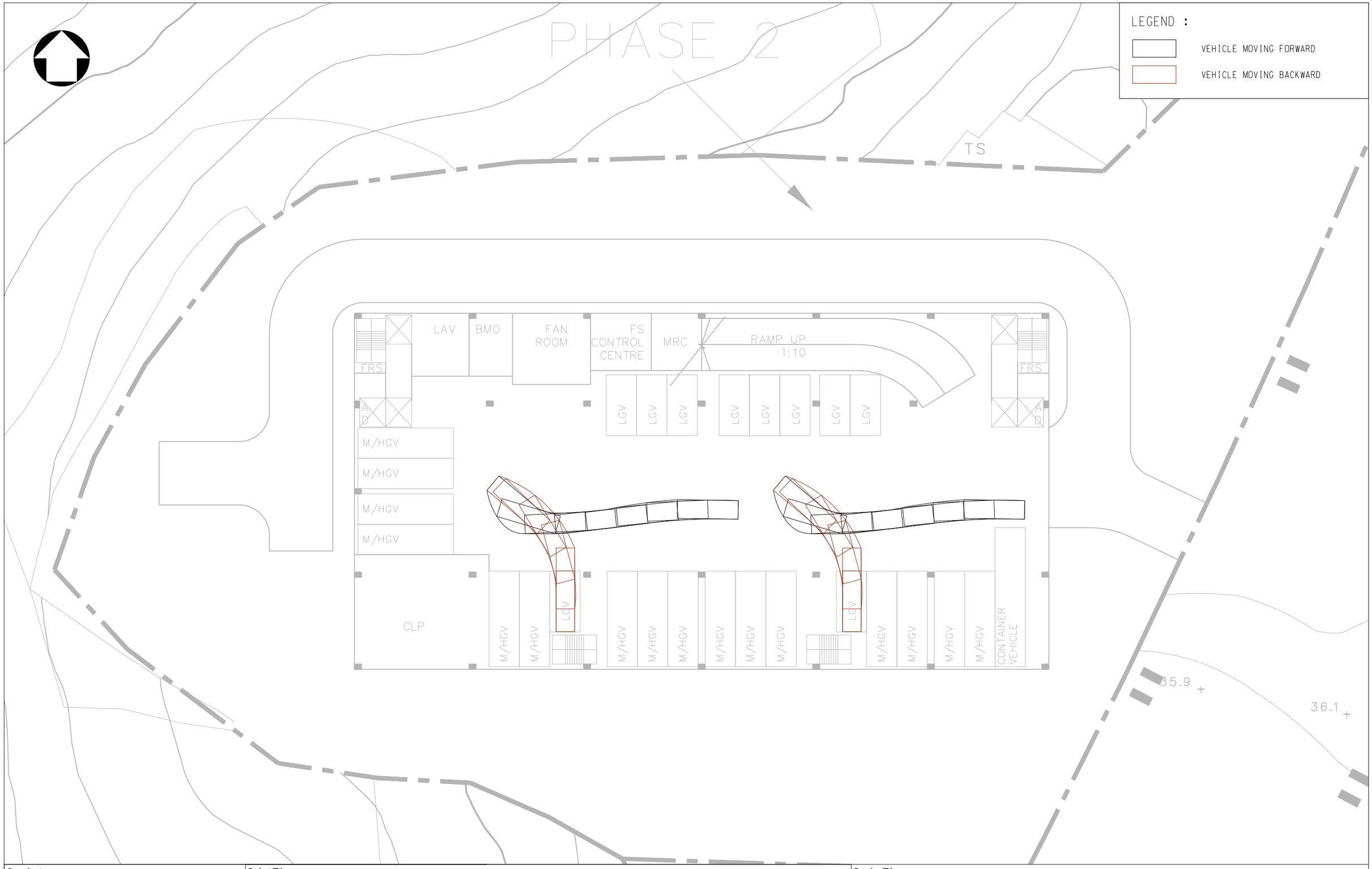

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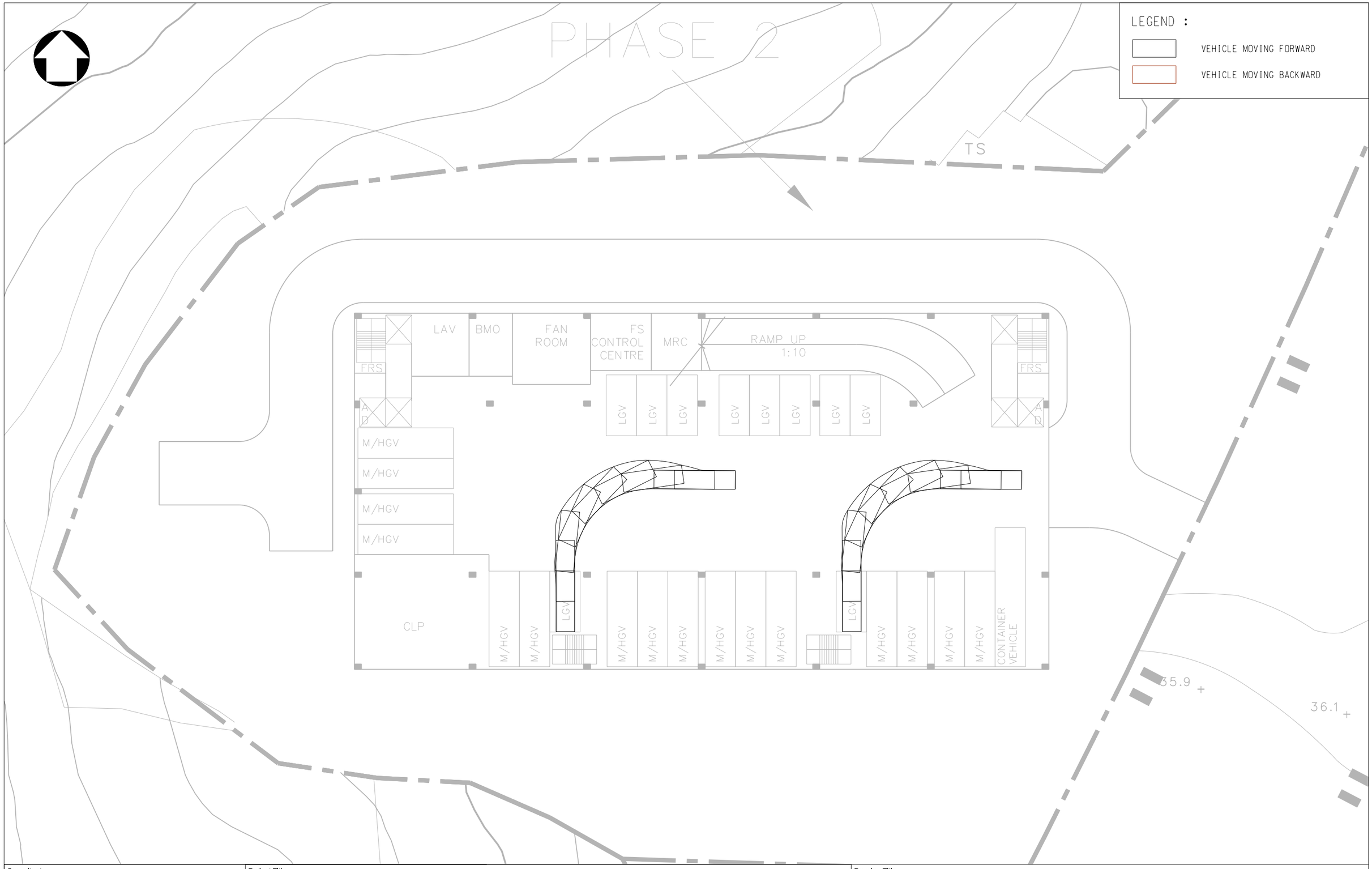

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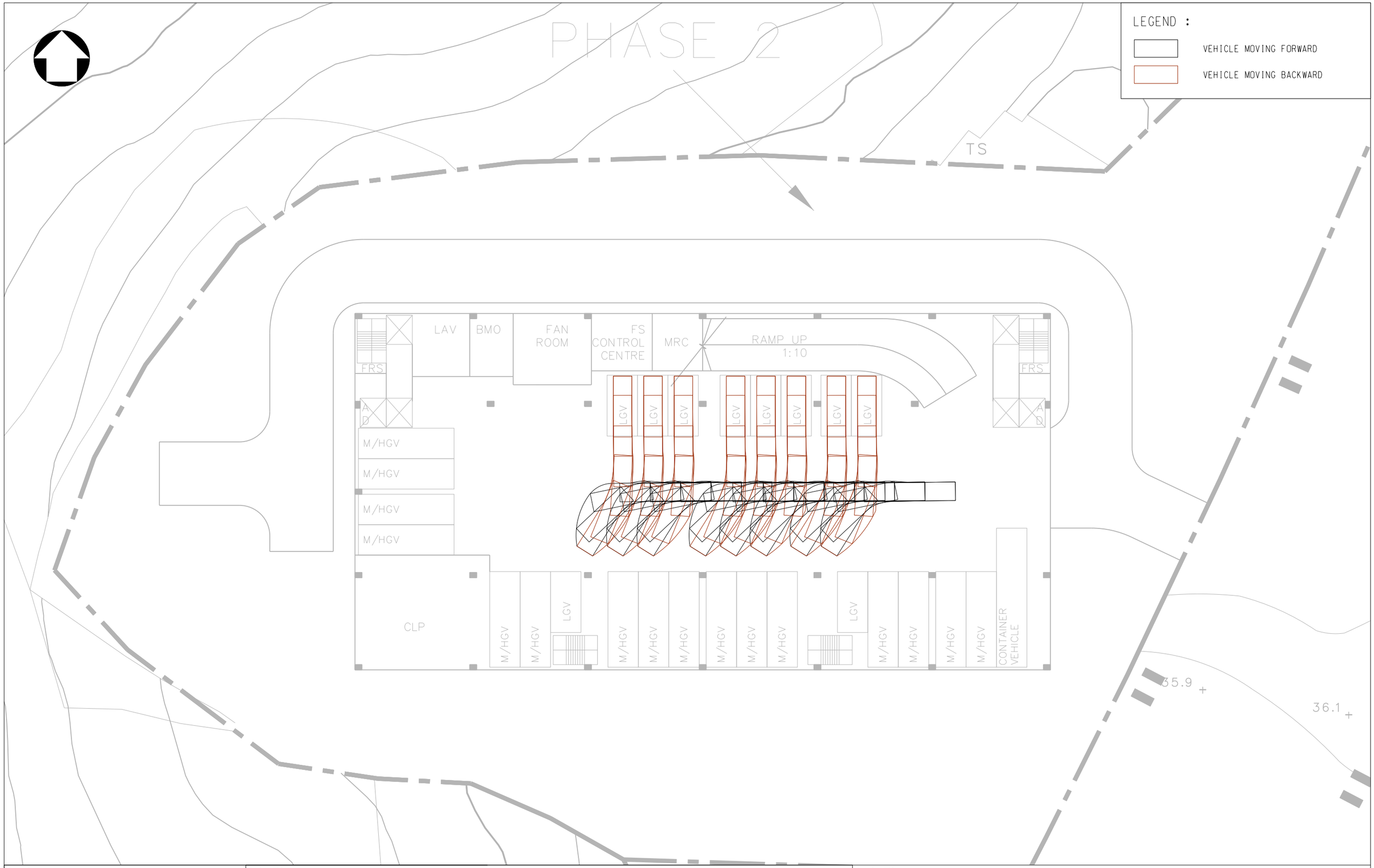

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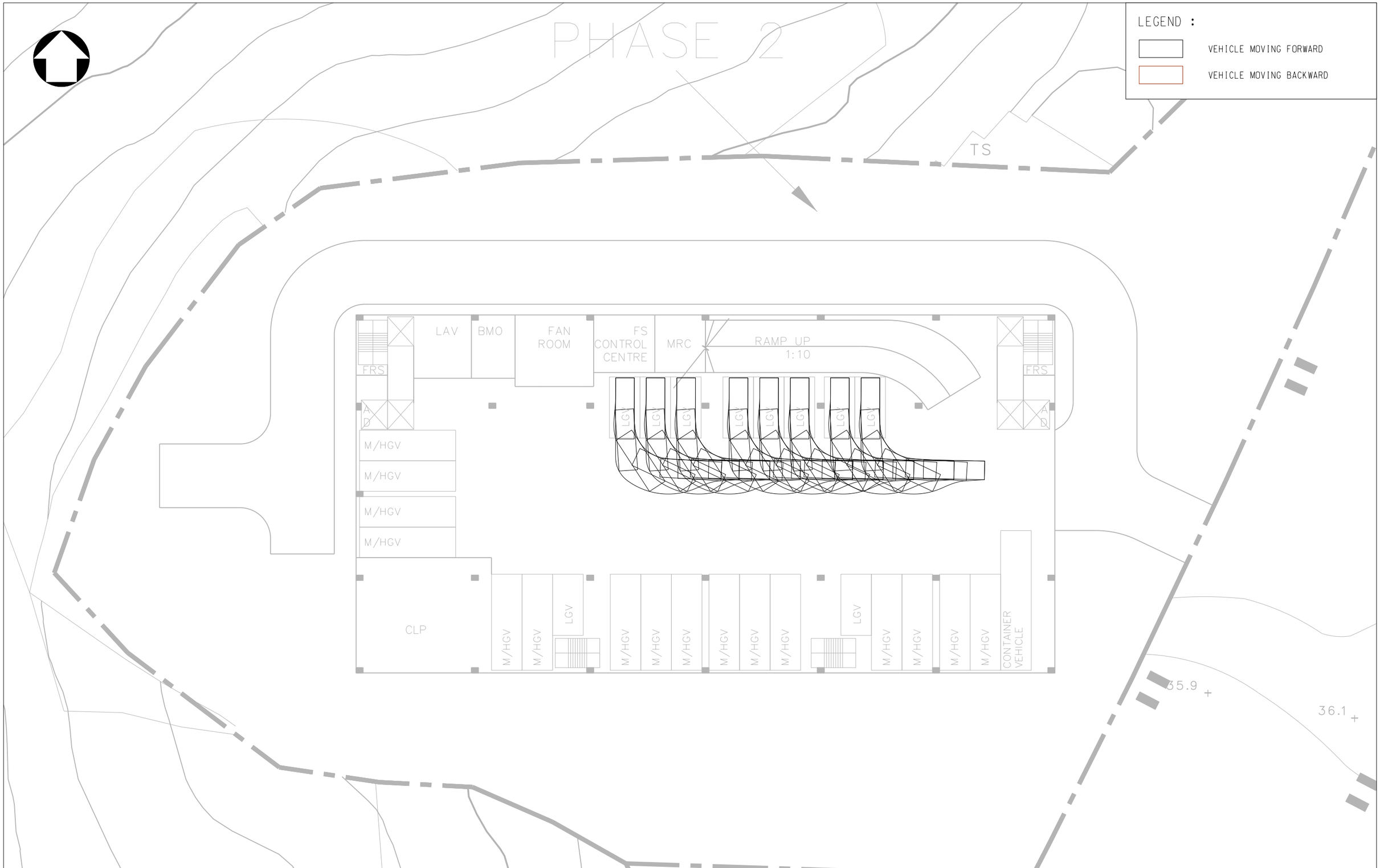

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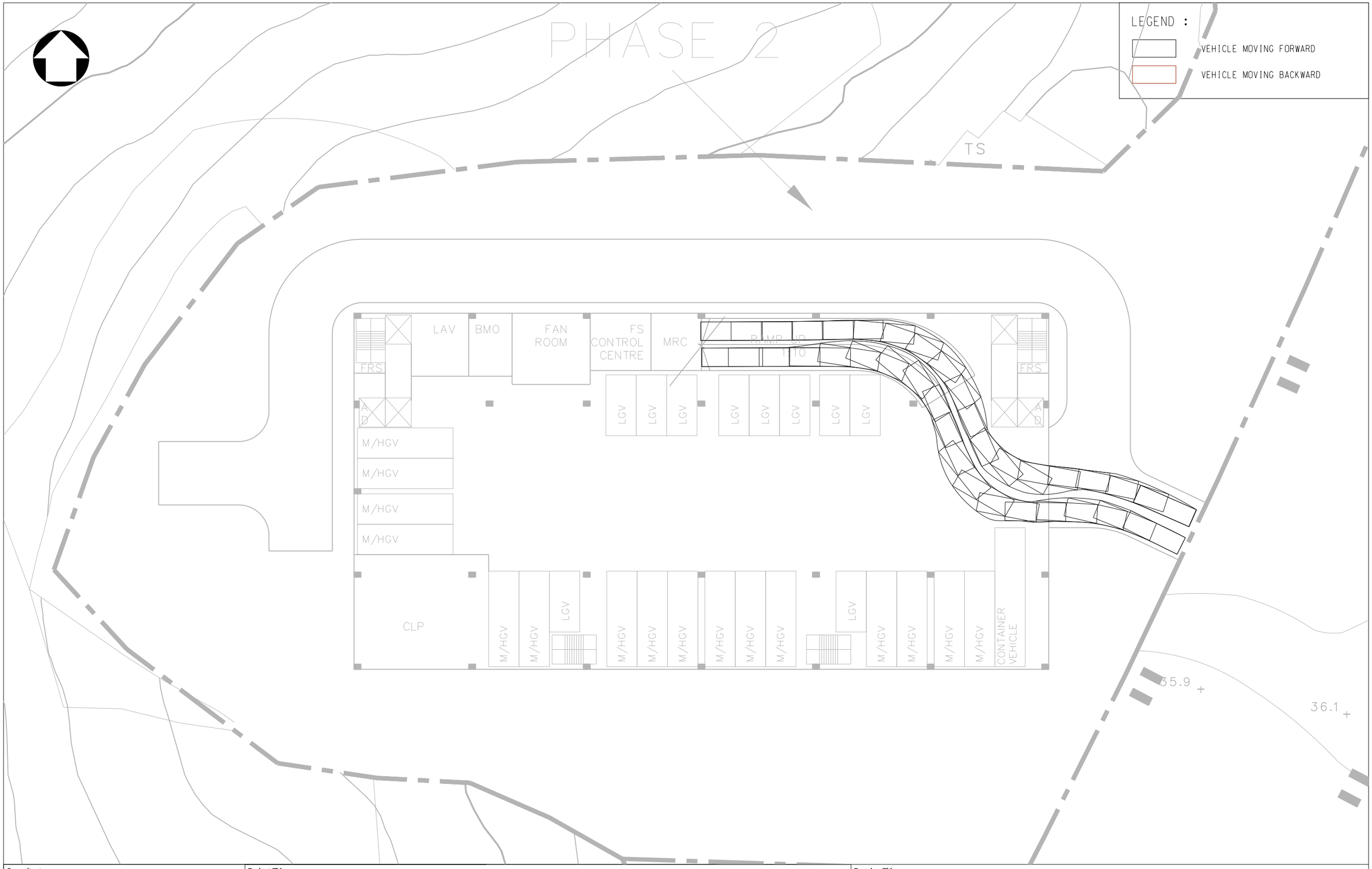

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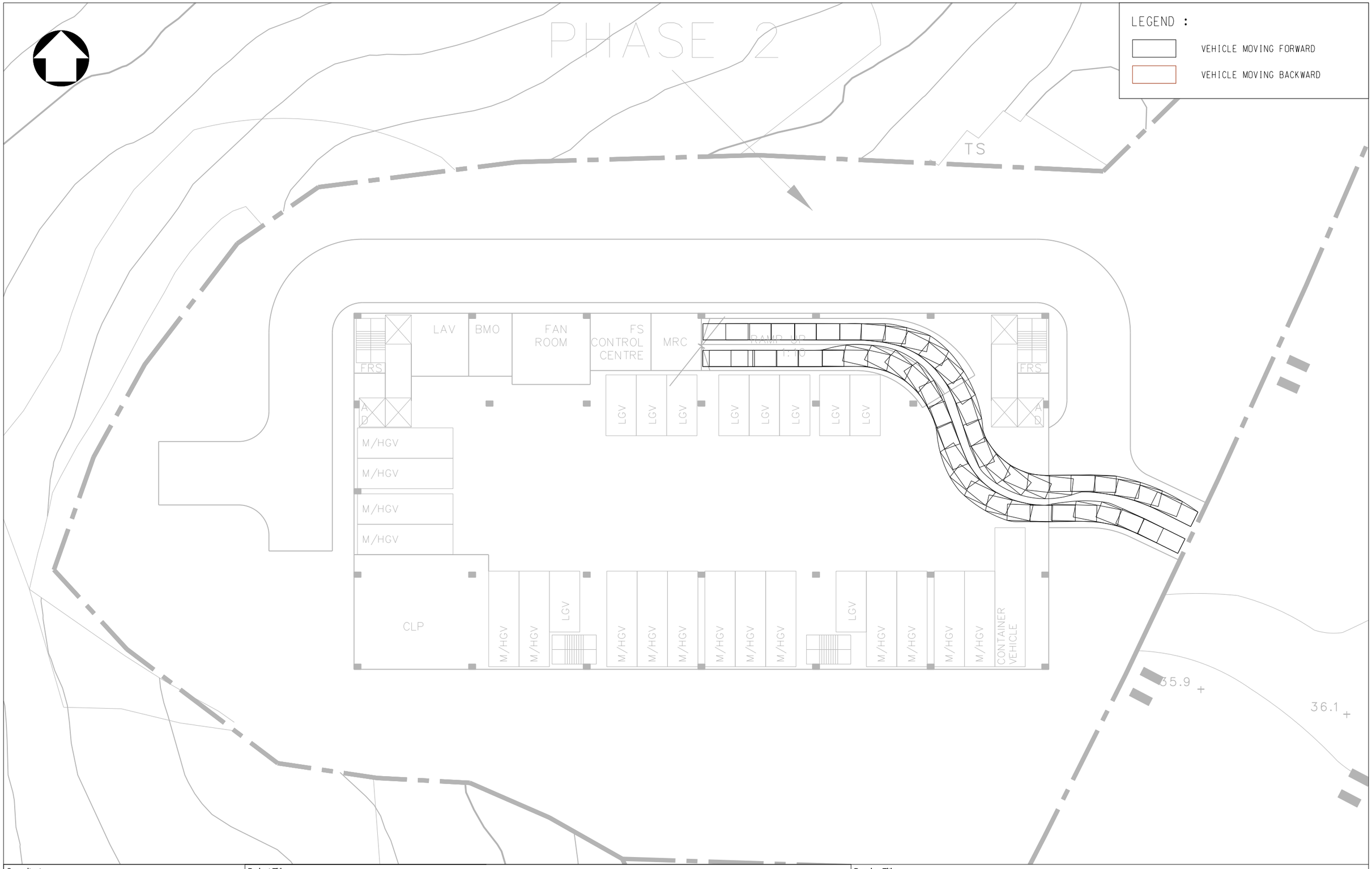

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SWEPT PATH ANALYSIS - PHASE 2 (G/F)
PRIVATE CARS

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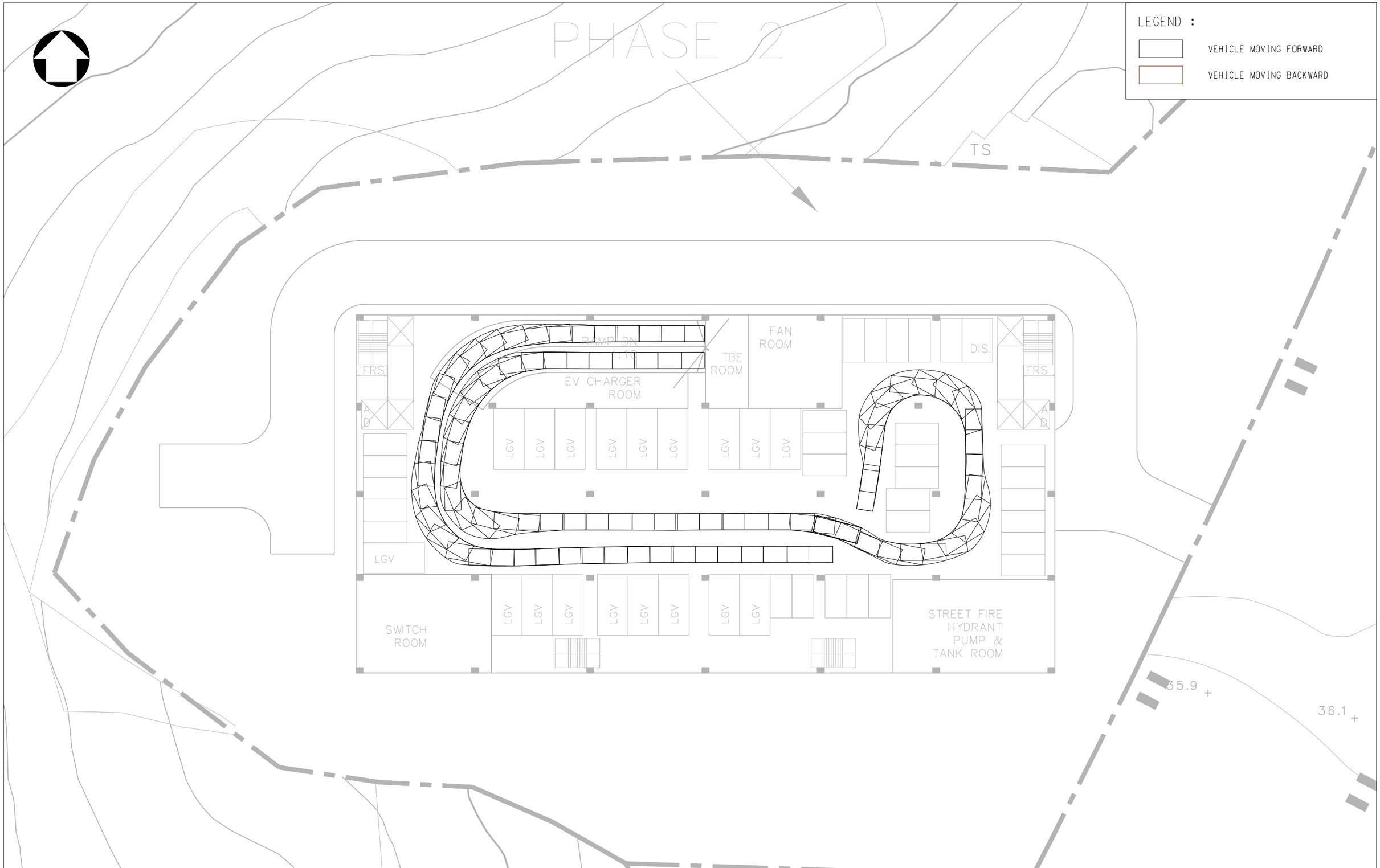

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SWEPT PATH ANALYSIS - PHASE 2 (1/F)
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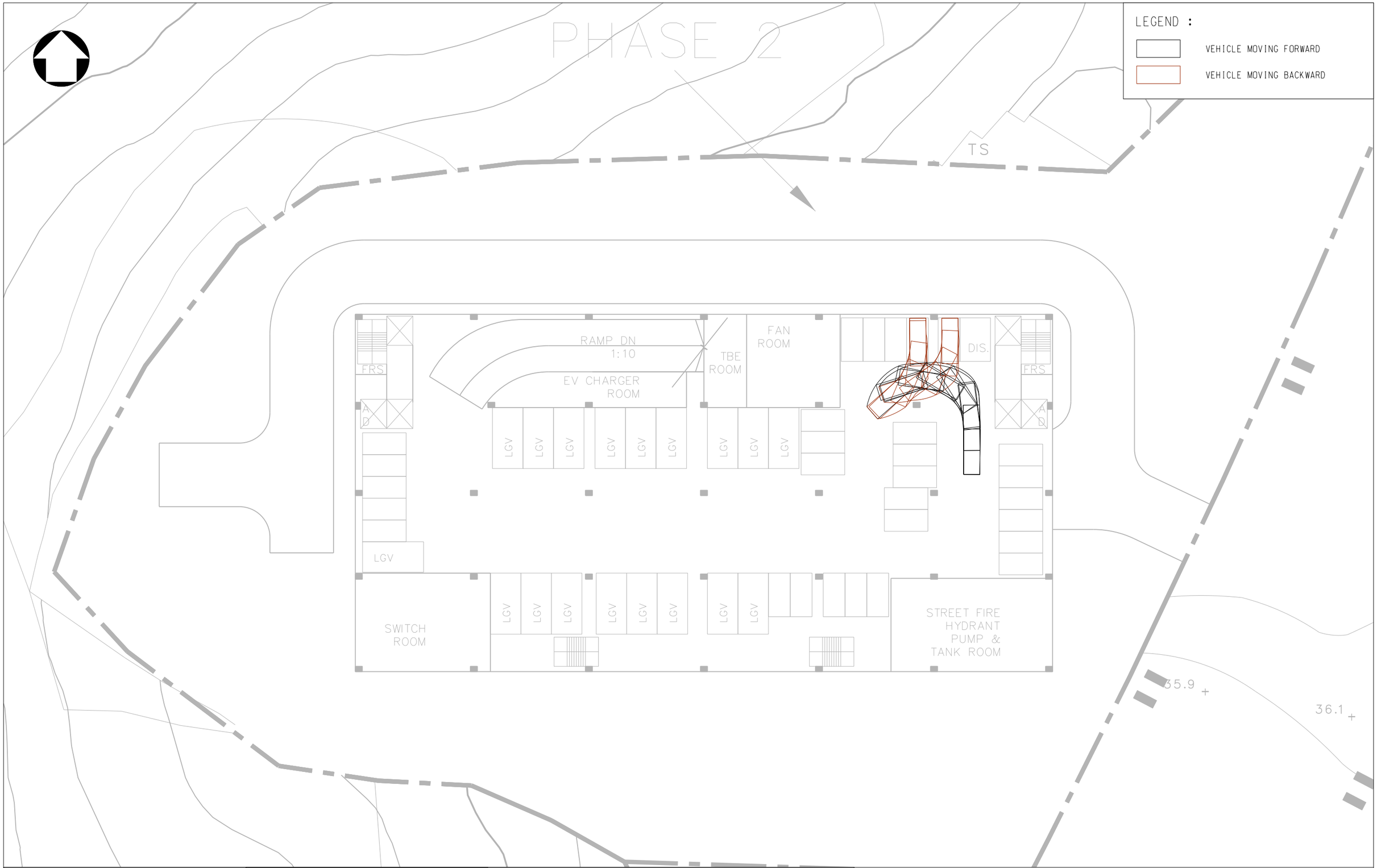

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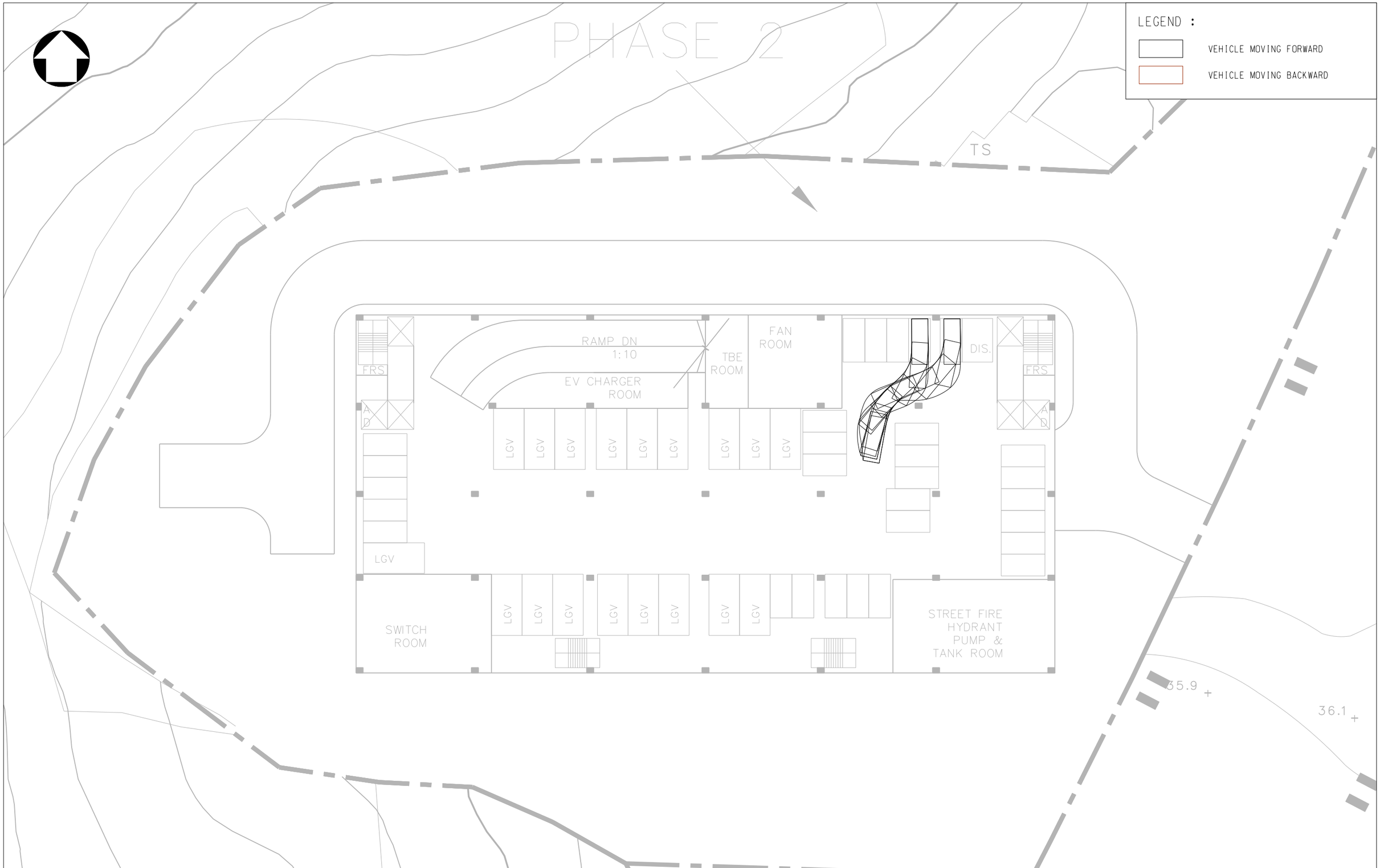

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SWEPT PATH ANALYSIS - PHASE 2 (1/F)
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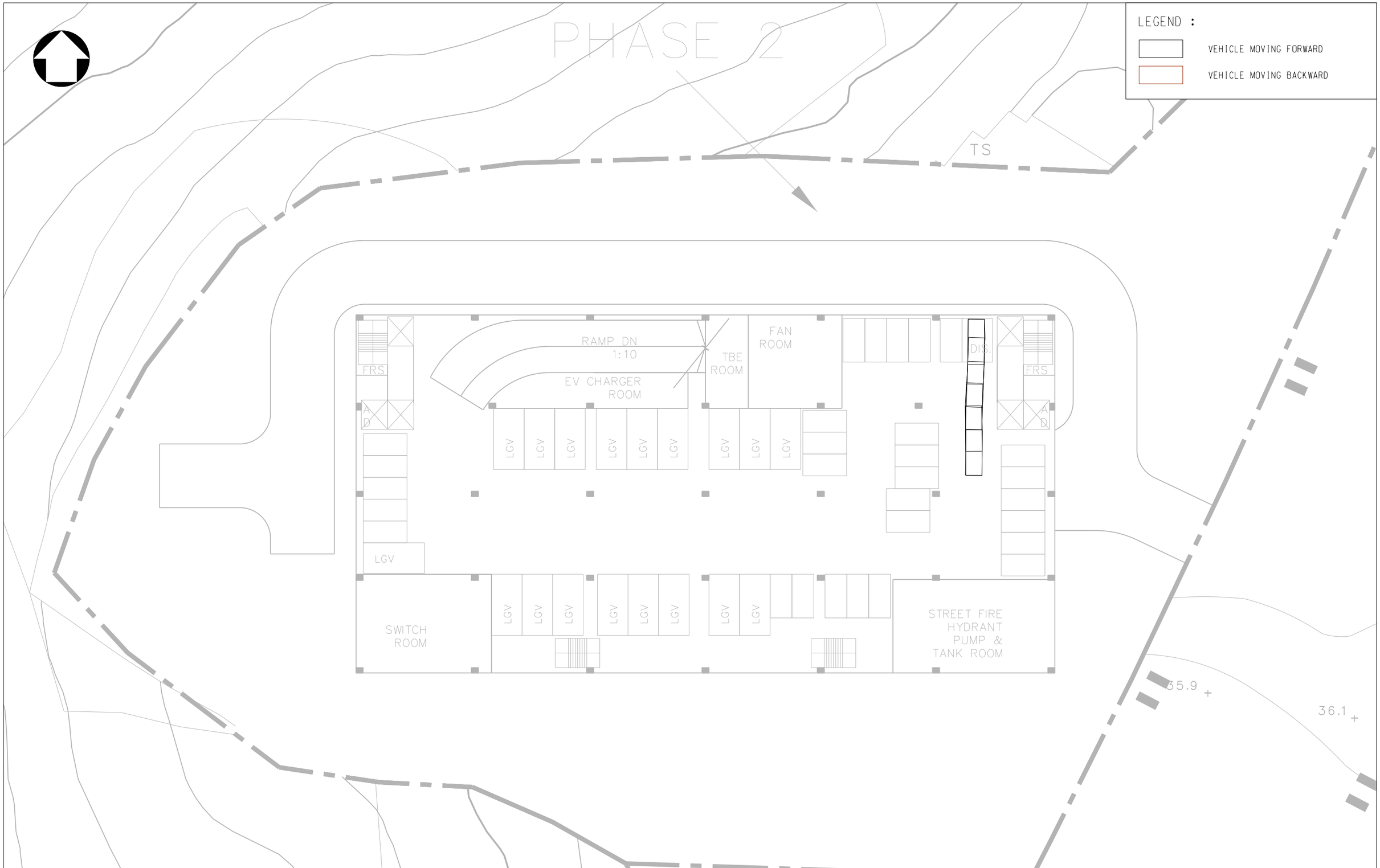

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PRIVATE CARS

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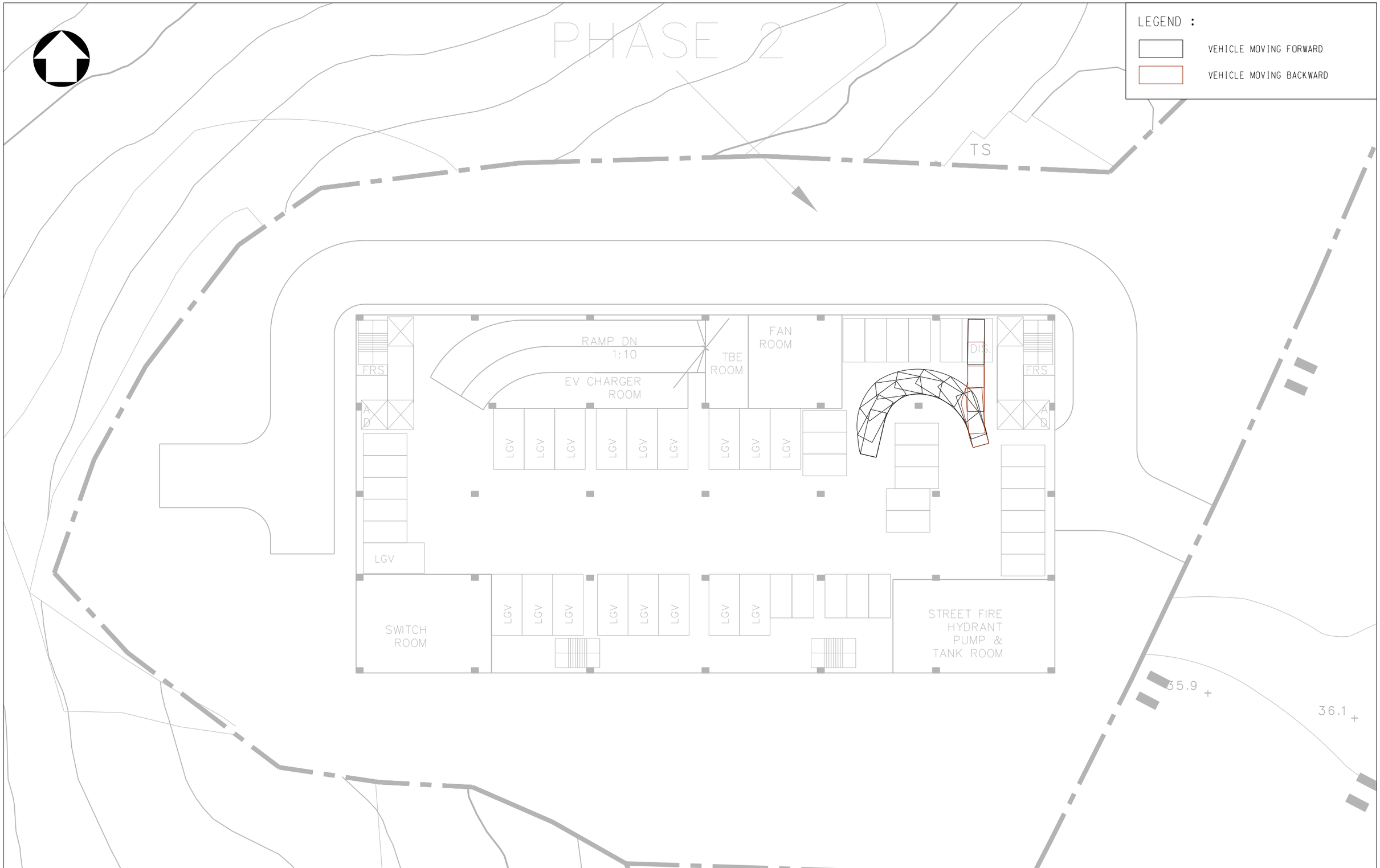

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SWEPT PATH ANALYSIS - PHASE 2 (1/F)
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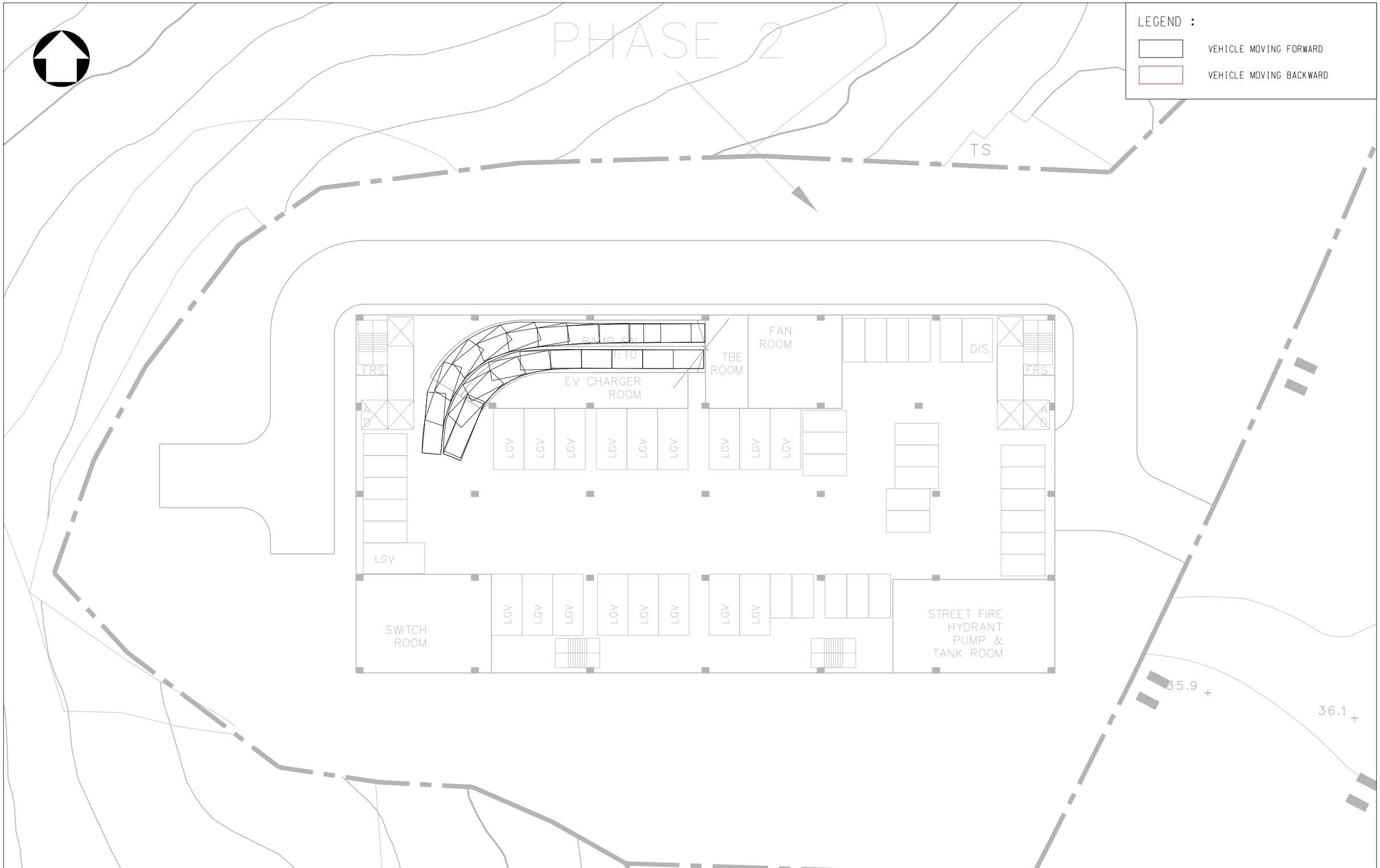

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SWEPT PATH ANALYSIS - PHASE 2 (1/F)
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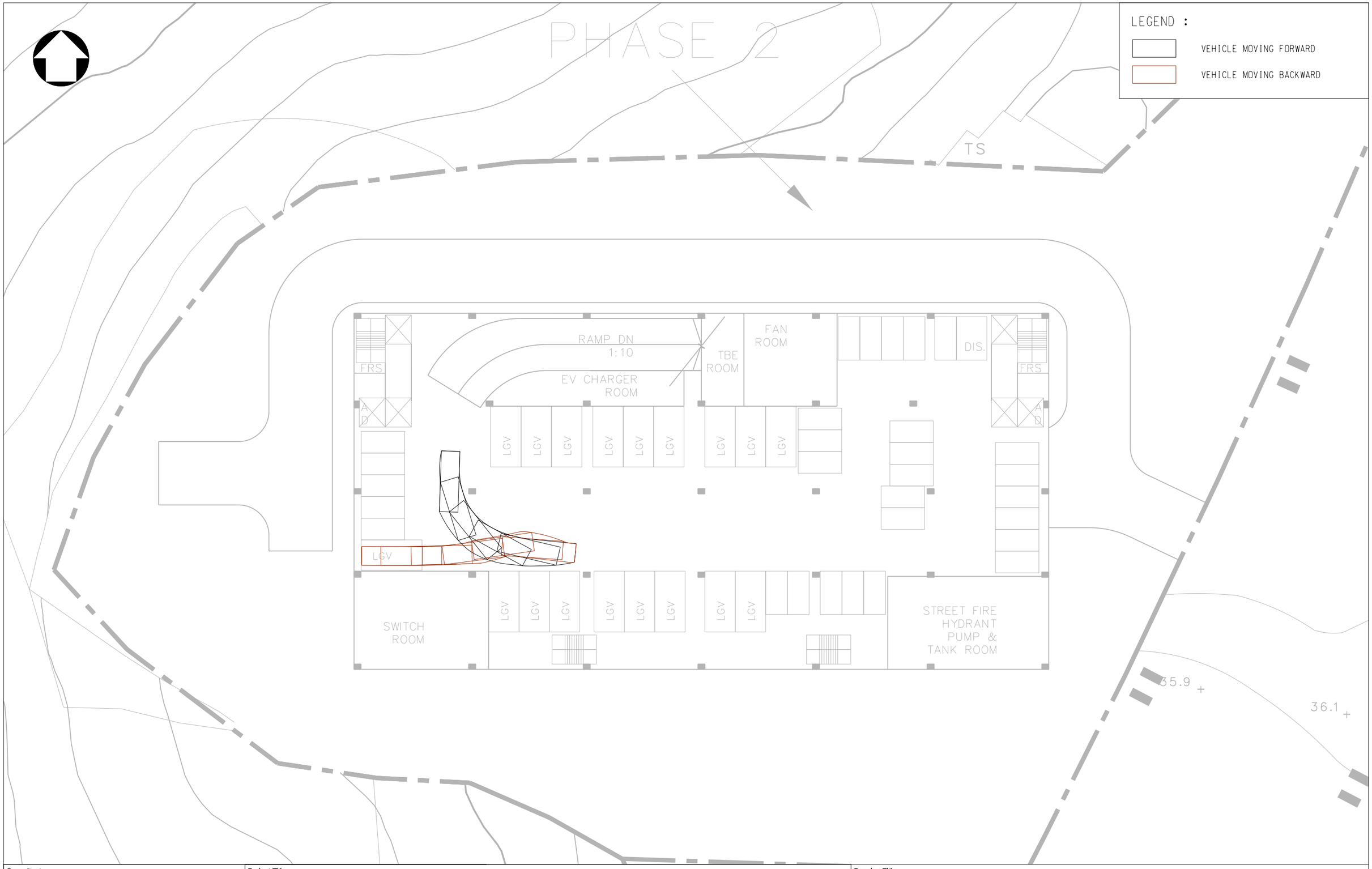

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SWEPT PATH ANALYSIS - PHASE 2 (1/F)
LIGHT GOODS VEHICLES

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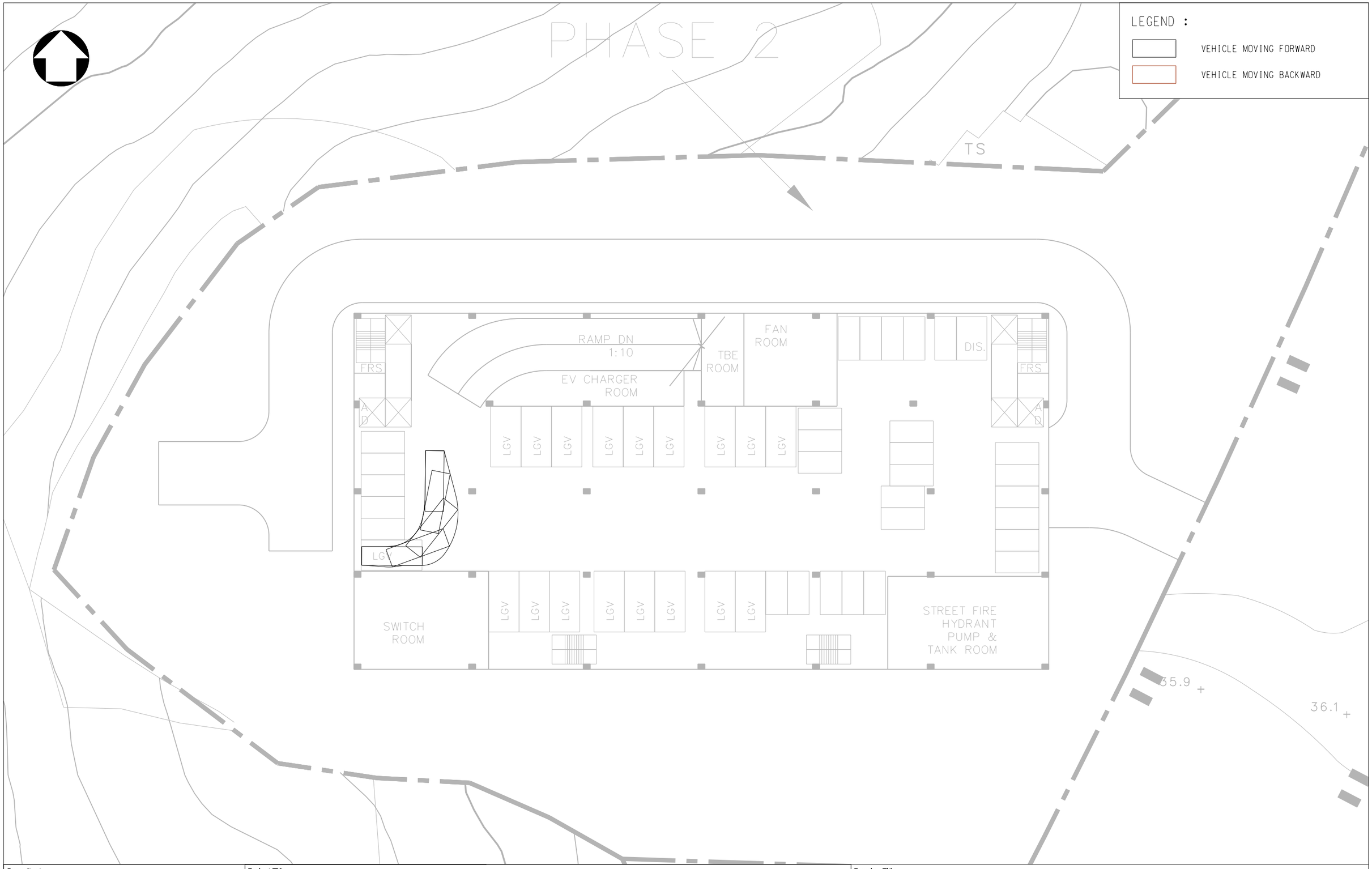

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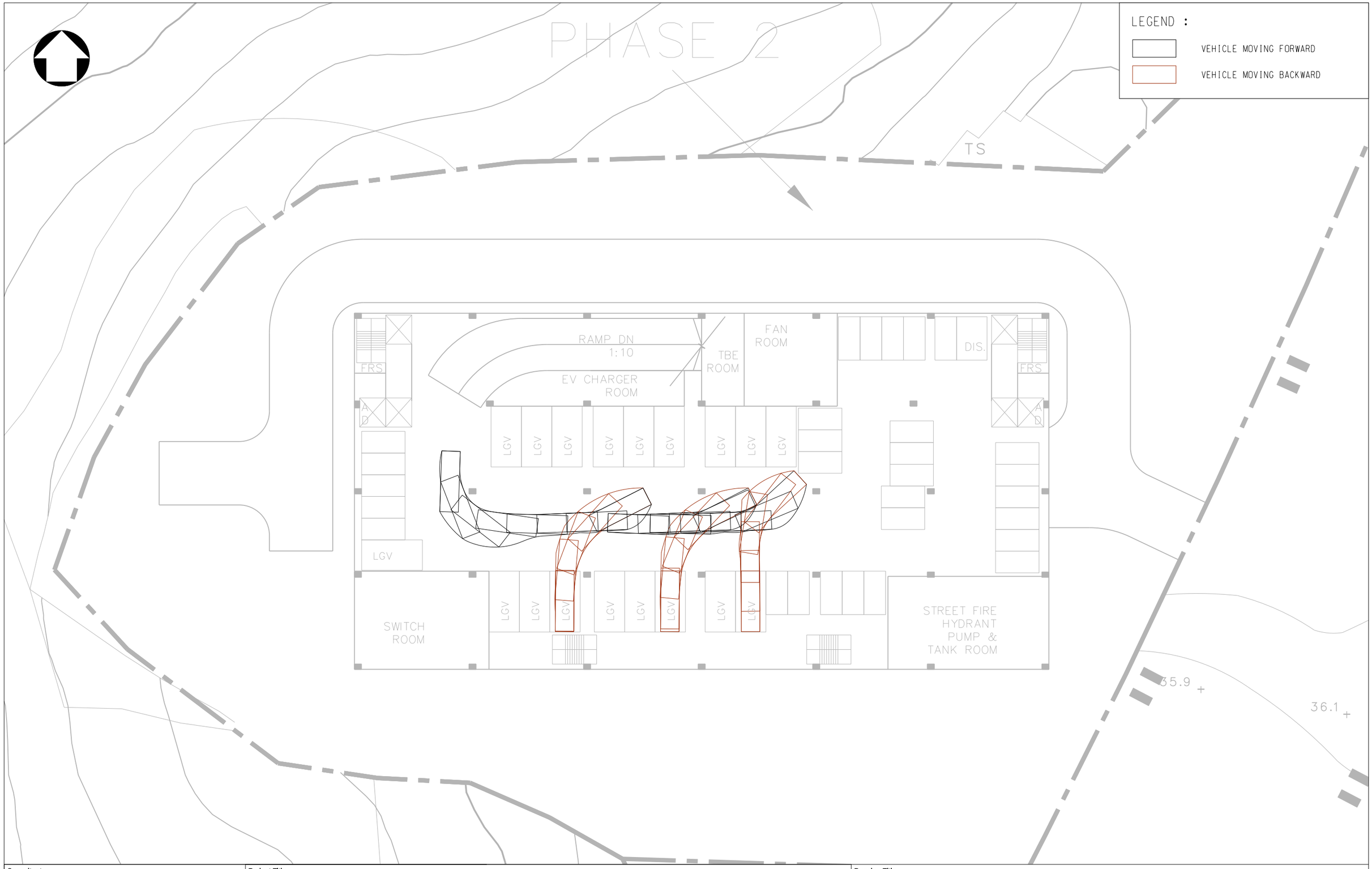

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LIGHT GOODS VEHICLES

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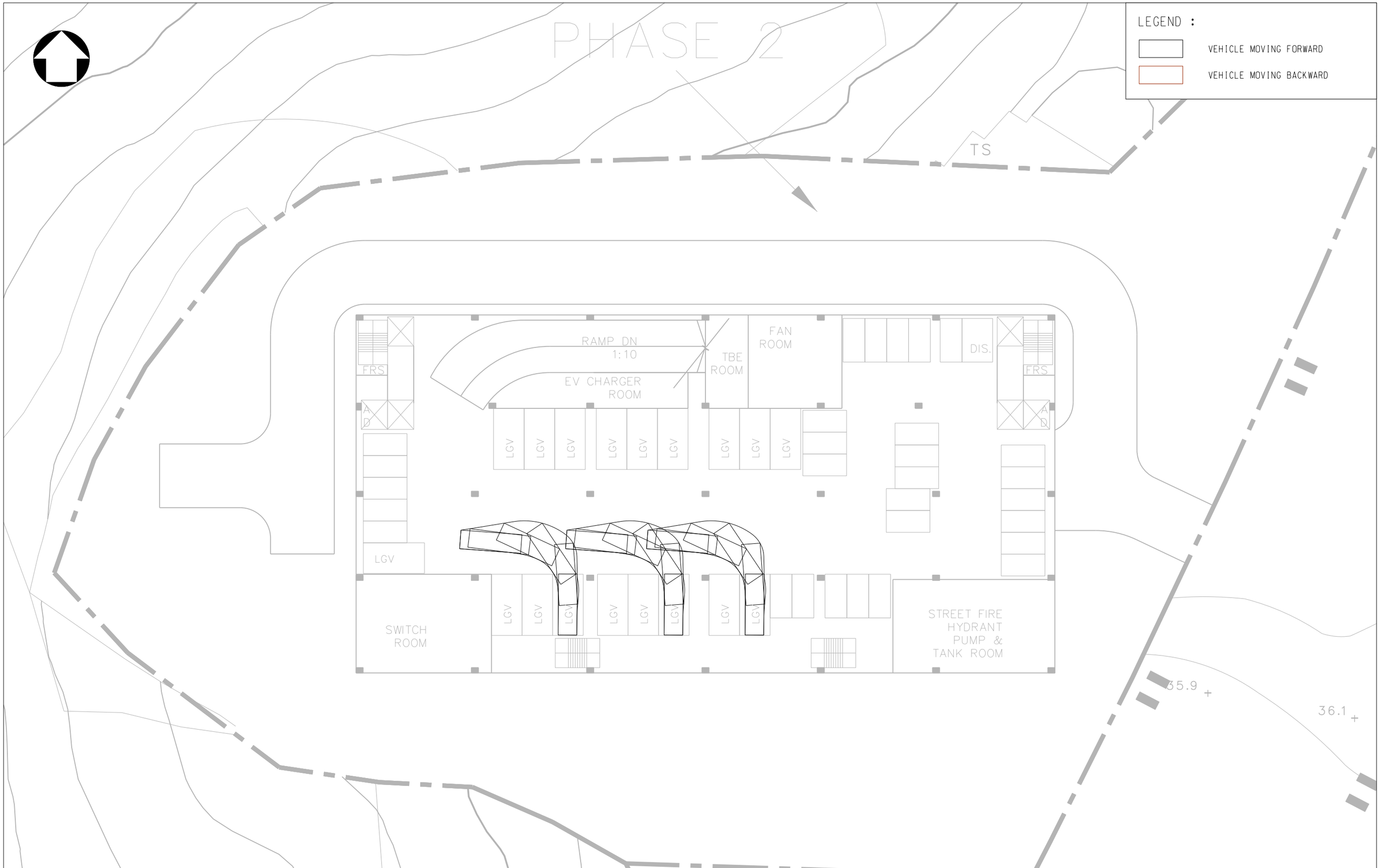

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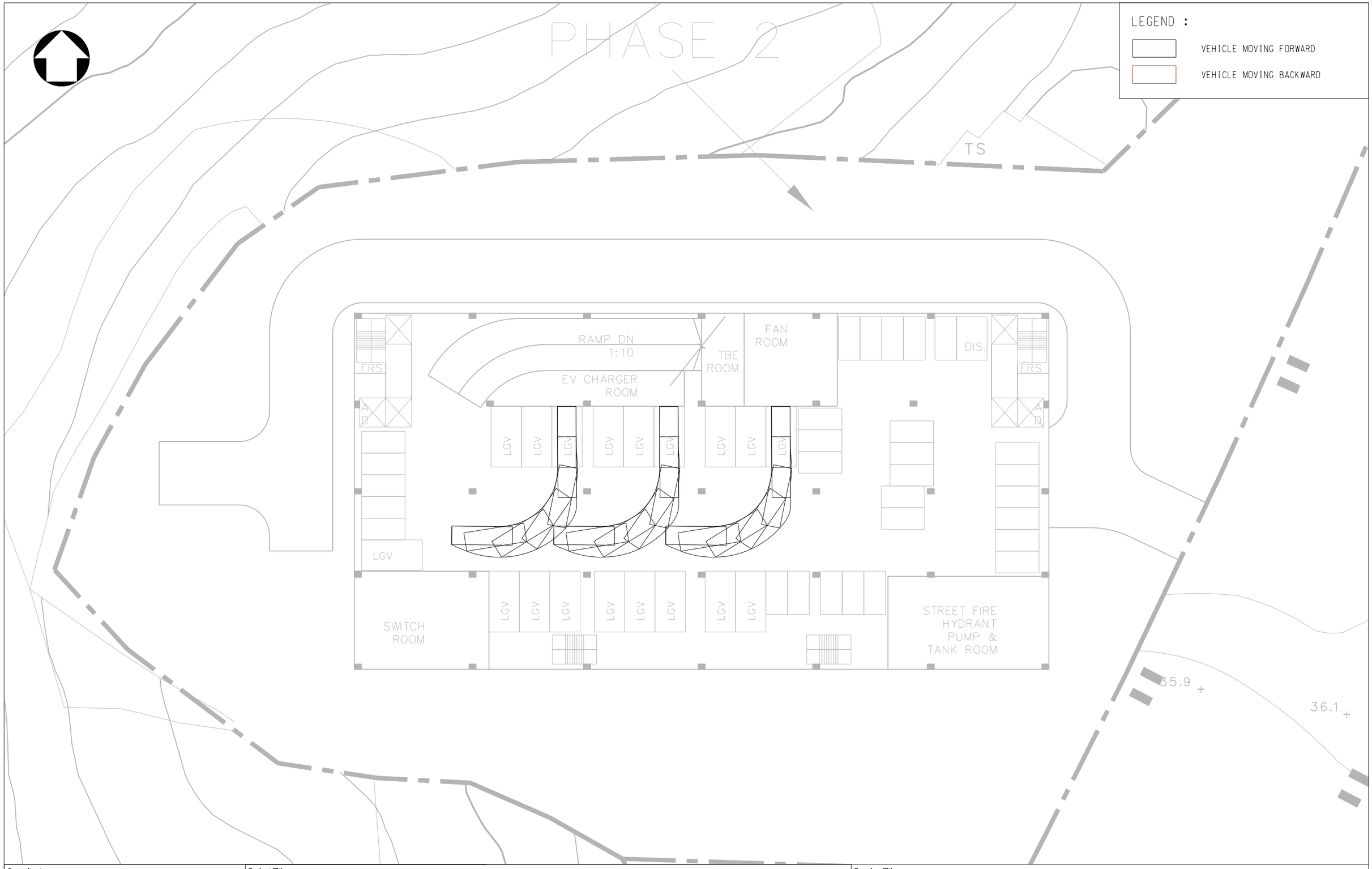

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LIGHT GOODS VEHICLES

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Original Size : A3

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Appendix V

Hazard Review

Prepared by

Ramboll Hong Kong Limited

PROPOSED OZP AMENDMENT FOR REPROVISIONING OF WANG CHEONG BUILDING AT HUNG SHUI KIU/ HA TSUEN

HAZARD ASSESSMENT REPORT

Date	**20 November 2026**
Prepared by	**Sally Chiu** **Assistant Environmental Consultant**
Signed	
Approved by	**Tony Cheng** **Senior Manager**
Signed	
Document No.	**R10177_v1.3.docx**

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Appendix 3.2 Example of the Safety Data Sheet

1. INTRODUCTION

1.1 Project Background

1.1.1 As stated in the Northern Metropolis Action Agenda published in 2023, "*the Government will consider relocating suitable departments and offices to the Northern Metropolis, which will also indirectly release land in urban areas for other uses.*" To take forward this strategic initiative, an existing government facility in Cheung Sha Wan, namely the Wang Cheong Building (WCB), has been identified for relocation to the Northern Metropolis. WCB currently accommodates various storage facilities and offices utilized by a total of 31 Government bureaux/departments, including a dangerous goods (DG) store for fire extinguishers managed by the Civil Aviation Department (CAD).

1.1.2 To facilitate the foot-for-foot reprovisioning of WCB, a site of approximately 27,000 m² within the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) has been identified (the Site). Under the current notional design, the Site is divided into two portions: the southern portion (i.e. Phase 1) is designated for the primary reprovisioning of WCB; whereas the northern portion (i.e. Phase 2) is reserved for accommodating similar industrial uses, aligning with the NDA's strategic positioning as a cross-boundary modern logistics and industrial hub.

1.1.3 The Site is currently primarily zoned "Industrial" ("I") with minor portions falling within "Other Specified Uses (Sewage Pumping Station)" ("OU(SPS)") zone and an area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/4. To facilitate the foot-for-foot reprovisioning of WCB in Phase 1 while providing planning flexibility for Phase 2, it is proposed to rezone the portion of the Site falling within "I" zone from "I" to "I(1)", incorporating 'Dangerous Goods Godown' as a Column 1 use. This proposed amendment directly reflects the operational requirements of the primary reprovisioning facility while applying a uniform zoning framework across the entire Site.

1.1.4 In support of this rezoning proposal, technical assessments will be prepared and submitted under Section 5 of the Town Planning Ordinance.

1.2 Project Location

1.2.1 The Site is located at the Kong Sham Western Highway to the east, Oaklands Court to the south and Yuen Tau Shan to the west. **Figure 1.1** shows the site location and its environs.

1.3 Proposed Development at Phase 1

1.3.1 As a replacement of WCB, the proposed industrial building is 9 storeys for providing office/storage use to support 31 Government bureaux/departments from 1/F to 8/F. Carpark, E&M room and a dangerous good store is located at ground floor. The indicative layout and section of Phase 1 development comprising the DG store is attached in **Appendix 1.1**. This DG store is to designated for the CAD, same as that currently provided at WCB.

1.3.2 As mentioned in section 1.1, the proposed development at Phase 1 would be a replacement of the existing use at WCB, i.e. storage of dangerous goods for the CAD. In the existing DG store at WCB, there are two rooms for the storage and use of FM200 cylinders, i.e. fire extinguishers which contain non-flammable non-toxic gases. Below is the summary of the existing storage at WCB.

Room	Max. Capacity (litres)	Current No. of FM200 Cylinders	Current Capacity (litres)
Room 015	6,855.1	43	5,045
Room 017	11,643	38	4,686

1.3.3 The approval of the above DG store at WCB obtained from the Director of Fire Services (DFS) is attached in **Appendix 1.2**.

1.3.4 For the proposed DG store at Phase 1, it will only involve the storage of the fire extinguishers (FM 200/ Novec 1230) which contain non-flammable non-toxic gases. Other types of dangerous goods are not allowed to be stored. The potential storage capacity is about 18.5 tonnes.

1.4 Purpose of this Report

1.4.1 The purpose of this report is, given the design parameters of specialised systems, to review:- (i) if the DG store is classified as Designated Project under the Environmental Impact Assessment Ordinance (EIAO); (ii) if the statutory Environmental Impact Assessment (EIA) process is required; and (iii) the potential hazard outcome of the DG store.

2. CATEGORIES OF DESIGNATED PROJECT AND DESIGN PARAMETERS OF THE PROPOSED DEVELOPMENT

2.1.1 Schedule 2 Part I of the EIAO[1] has been reviewed. Accordingly, 1 category of Designated Project as below, in which the project may involve, have been identified and further reviewed.

K – Industrial Activities Facilities

- K.13
  A dangerous goods godown with a storage capacity of more than 500 tonnes.

2.1.2 The criteria in the above category for Designated Project and the relevant design parameters of the Proposed Development are summarised in **Table 2.1** below.

Table 2.1 Criteria for Designated Project and Design Parameters of the Proposed Development

Criteria for Designated Project (DP)		Design Parameters	Classified as Designated Project (Yes/No)
K - Industrial Activities Facilities			
K.13	Storage capacity of a dangerous goods godown: > 500 tonnes	Storage capacity of a dangerous goods godown: ~ 18.5 tonnes	No

2.1.3 As presented in Table 2.5 above, the project is not classified as Designated Project as none of the criteria of Designated Project in Schedule 2 Part I of the EIAO is met.

2.1.4 The definition of Potentially Hazardous Installations (PHIs) of HKPSG Chapter 12 has been reviewed. PHIs are defined as an installation which stores hazardous materials in quantities equal to or greater than a specified threshold quantity, which varies with different substances. The threshold quantity generally follows the specification in the UK Notification of Installations Handling Hazardous Substances Regulations 1982. Some of the threshold quantities have been suitably amended in the light of local conditions. In addition, all explosives factories and Government explosives depots are classified as PHIs.

2.1.5 FM200 and Novec 1230 are neither listed as hazardous substances under the UK Notification of Installations Handling Hazardous Substances Regulations 1982 nor named materials under HKPSG Chapter 12. Therefore, it can be deduced that the proposed development is not classified as PHIs.

[1] https://www.epd.gov.hk/eia/english/guid/ordinance/guide1-3.html

3. POSSIBLE OUTCOMES ON THE ENVIRONMENT

3.1 Hazard to Life

3.1.1 There will be storage and transport of dangerous goods for fire extinguishers onsite. The safety measures shall follow the existing Wang Cheong Building:

- The DG Store shall be protected by a Clean Agent Fire Extinguishers system;
- The DG Store shall be equipped with self-closing and designed to open outwards door;
- Labels of "NO SMOKING", "NO NAKED FLAME", "DANGEROUS GOODS", "OXIDIZING SUBSTANCE" and "NON-FLAMMABLE NON-TOXIC GAS" shall be sticked on the DG Store doors properly;
- The DG Store shall be equipped with storage rack with safety chain so that the Clean Agent Fire Extinguishers system can be stored upright against the wall tightly and prevent tip over; and
- The DG Store entrance shall be configured with a containment doorsill at the entrance to prevent gas from escaping in case accidents occur;
- Unless replenishment of FM200/ Novec 1230 cylinders for other site is necessary, the FM200/ Novec 1230 cylinders are only transported out for testing every 5 years. Otherwise, they will be kept in the DG Store; and
- The DG Store shall meet FSD requirements.

3.1.2 The existing condition of DG store at Wang Cheong Building is shown in **Appendix 3.1**.

3.1.3 Nevertheless, the storage guideline of FM-200/ Novec 1230 cylinders which are classified as Class 2.2 Dangerous Goods (Non-flammable, Non-toxic Gas) required by the FSD would be followed.

3.2 FSD Design Guideline for Storage of FM-200/ Novec 1230 Cylinder

3.2.1 The storage requirements are fully applicable to standalone fire extinguishers that do not form part of a fixed gas flooding system. Below describes the FSD's guidelines for Class 2.2 DG.

Licensing & Exemption Thresholds

3.2.2 Exempt Quantity (EQ): Under the Dangerous Goods Ordinance (Cap. 295), the maximum aggregate exempt storage limit on land for Class 2.2 gas is 5 cylinders. [1]

3.2.3 DG Licence Requirement: If the total storage exceeds 5 cylinders, the premises must obtain a formal Dangerous Goods Licence from the FSD. [1] As the storage of the FM-200 cylinder is more than 5 cylinders, a DG licence would be required for the DG stores within the proposed development.

3.2.4 Fire Service Installation (FSI) Exemption: Under Cap. 295E, the active storage and use of Class 2.2 cylinders that form part of an installed and active fire service installation (e.g., connected to a server room's piping) are generally given structural allowances, provided they are certified by a Registered Fire Service Installation Contractor (RFSIC) via Form FS251.

Structural Design Requirements for Cylinder Rooms

3.2.5 When designing a dedicated room to store or centralize FM-200/ Novec 1230 manifold cylinders, the FSD mandates the following architectural boundaries:

3.2.6 Fire Resisting Construction: The gas cylinder room must be isolated from the rest of the building using non-combustible materials with a specified fire-resistance rating (typically a minimum of 2 hours for walls, floors, and ceilings).

3.2.7 Location Restraints: The room should ideally be located on the ground floor or upper floors with direct external access. Storing centralized high-pressure gas installations deep inside basements is heavily restricted due to extreme venting challenges during an emergency or accidental discharge.

3.2.8 Outward Opening Doors: Doors leading to the cylinder room must be fire-rated, self-closing, and must open outwards. This prevents the doors from jamming shut if a leakage causes a minor pressure buildup inside the room.

Ventilation & Environmental Safety

3.2.9 Mechanical Ventilation System: Because FM-200/ Novec 1230 is significantly heavier than air, any leaked gas pools along the floor, presenting an asphyxiation hazard. The FSD requires an independent mechanical ventilation system capable of extracting air from the lower levels of the room.

3.2.10 Temperature Limitations: The room must be cool, dry, and shielded from direct sunlight or heat-generating machinery. Ambient storage temperatures must not exceed limits that could cause the superpressurized nitrogen propellant (typically compressed to 25 bar or 42 bar) to dangerously expand and trigger the burst discs on the cylinders.

3.2.11 Mechanical Anti-Toppling: All cylinders must be structurally secured against a wall or heavy steel frame using specialized cylinder brackets and metal safety chains to prevent accidental knocking or toppling.

Mandatory Safety Signage

3.2.12 Per FSD Circular Letter No. 4/2017, any enclosed area or storage room holding an FM-200/ Novec 1230 system must display standard-compliant identification signage at the entrance. The storage requirements are fully applicable to standalone fire extinguishers that do not form part of a fixed gas flooding system.

3.2.13 The layout requires specific dimensioning (typically 500mm x 150mm) and must contain a prominent yellow hazard warning block with a skull icon and the following bilingual text:

"BEWARE OF SUFFOCATION — HFP (FM 200) / 小心窒息 — 七氟丙烷氣
CAUTION: This area is protected by a FM 200 fire extinguishing system. When alarm sounds or upon gas discharge evacuate hazard area immediately."

"BEWARE OF SUFFOCATION — Fluoroketone (NOVEC 1230) / 小心窒息 - 含氟化酮
CAUTION: This area is protected by a Fluoroketone fire extinguishing system. When alarm sounds or upon gas discharge 10mm Red evacuate hazard area immediately."

Material Safety Data Sheet

3.2.14 A Material Safety Data Sheet (MSDS)—also known as a Safety Data Sheet (SDS)—is a document that provides detailed information on a chemical substance or product, focusing on its potential hazards and how to work with it safely. An example of the SDS is attached in **Appendix 3.2** for reference.

3.3 Hazard Identification

3.3.1 Portable fire extinguishers contain non-flammable non-toxic gases, and it is normally not classified as dangerous goods under the Fire Services Department's regulation and the Dangerous Goods Ordinance. However, the fire extinguisher to be stored in the proposed development is not the normal portable one.

3.3.2 The fire extinguisher stored in the proposed development is FM200/ Novec 1230 cylinders. FM-200 and Novec 1230 cylinders are classified as dangerous goods (DG) under the Hong Kong's Dangerous Goods Ordinance due to its strict physical and chemical properties. The FM200 and Novec 1230 cylinders contain non-flammable and non-toxic gases, i.e. Heptafluoropropane (CF_3CHFCF_3) for FM200 and Dodecafluoro-2-methylpentan-3-one for Novec 1230. This gas extinguishes fires primarily through the dual mechanisms of physical cooling and chemical inhibition, absorbing heat from the fire scene in an extremely short period to break the combustion chain. It is stored in the form of liquefied compressed gas in the cylinder.

3.3.3 Under the Dangerous Goods (Control) Regulation, FM-200/ Novec 1230 cylinder is classified as Class 2.2 Dangerous Goods (Non-flammable, Non-toxic Gases). Since the storage of FM-200/ Novec 1230 cylinder in the existing WCB as well as the future development at the proposed development is more than 5 cylinders, an application of the Dangerous Good Licence (DG Licence) from the Fire Services Department is required. An approval of the existing DG licence at WCB has been obtained (**Appendix 1.2**). Similarly, another DG licence for the future DG store at the proposed development would also be required.

3.3.4 The possible hazard for the FM-200/ Novec 1230 cylinder would be the uncontrolled increase of the internal pressure, which would trigger an explosion. To prevent this, the storage space of the cylinder has to meet the following safety criteria:

- **Temperature Control & Sun Protection:**

  Cylinders must be stored indoors in a cool, dry, and well-ventilated environment. The cylinder should be strictly avoid direct sunlight or proximity to any heat sources (such as boilers, electrical distribution boards, or steam pipes). This prevents internal pressures (typically pressurized to 25 or 42 bar) from skyrocketing due to heat expansion.

- **Mechanical Stability & Anti-Toppling:**

  FM-200/ Nover 1230 cylinders are extremely heavy. They must be securely anchored to walls or structural columns using specialized cylinder brackets and metal safety chains. If a heavy cylinder falls and its valve snaps off, the rapid release of high-pressure gas turns the steel cylinder into a lethal unguided rocket.

- **Accessibility & Signage:**

  The storage layout must allow easy access for routine inspections (e.g., checking pressure gauges and weighing). If it is a designated gas cylinder room, the entrance door must display appropriate warning labels and hazard symbols in accordance with FSD circular letters to alert personnel.

- **Asphyxiation Hazard Mitigation:**

  Since FM-200/ Novec 1230 gas is significantly heavier than air, any major leak in a cylinder room will pool at floor level and displace oxygen. Therefore, cylinder rooms—especially those located in basements or enclosed spaces—should ideally be equipped with mechanical ventilation systems.

3.3.5 With the proper storage of the FM-200/ Novec 1230 cylinder by following the above-mentioned design guidelines, the potential risk would be falling within the acceptable level and minimized. Application of the DG licence from the FSD for the proposed DG store would be required for ensuring that the safety measures would be implemented properly.

3.4 Review the Potential Hazard

3.4.1 The storage of the FM-200/ Novec 1230 is not classified as Potential Hazard Installation under the Hong Kong Planning Standards and Guidelines. However, it is classified as Class 2.2 Dangerous Good (Non-flammable, Non-toxic Gases) under the FSD's Dangerous Goods (Control) Regulation. Therefore, partial or complete loss of containment of the cylinders would not generate any off-site risks such as mechanical damage and physical hazard.

3.4.2 There is a FSD's guideline for the storage of the FM-200/ Novec 1230 cylinders. With the proper handling and storage of dangerous goods by following the FSD's guidelines, such as gas cylinders must be stored in an isolated room with dedicated walls and ceilings, no adverse hazard impact is expected.

4. CONCLUSION

4.1.1 The project is not classified as Designated Project under the Environmental Impact Assessment Ordinance (EIAO). The statutory Environmental Impact Assessment (EIA) process for the project is thus not required. Also, the project is also not classified as Potential Hazard Installations under the Hong Kong Planning Standards and Guidelines.

4.1.2 However, the storage of the FM-200/ Novec 1230 cylinder within the Project is classified as Clas 2.2 Dangerous Goods (Non-flammable, Non-toxic Gas) required by the FSD. The design of the room storing the FM200 will follow the standard requirement of the FSD under the FSD's Dangerous Goods (Control) Regulation.

4.1.3 With the proper handling and storage of dangerous goods, no adverse hazard impact is expected.

Figures

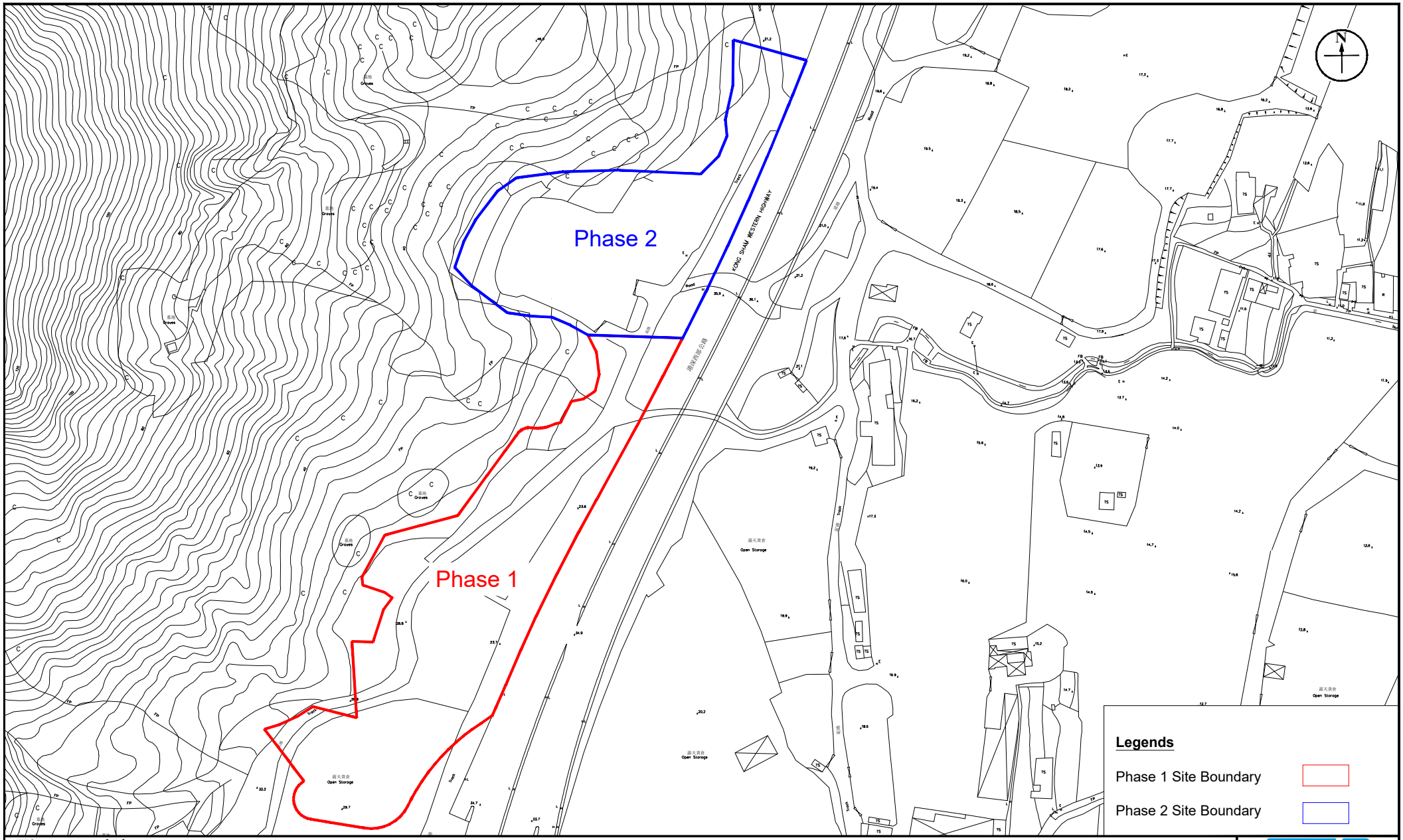

Figure: 1.1

Title: Site Location and its Environs

Project: Proposed OZP Amendment for Reprovisioning of Wang Cheong Building at Hung Shui Kiu/ Ha Tsuen

RAMBOLL

Drawn by:	SC
Checked by:	TC
Rev.:	1.0
Date:	Aug 2026

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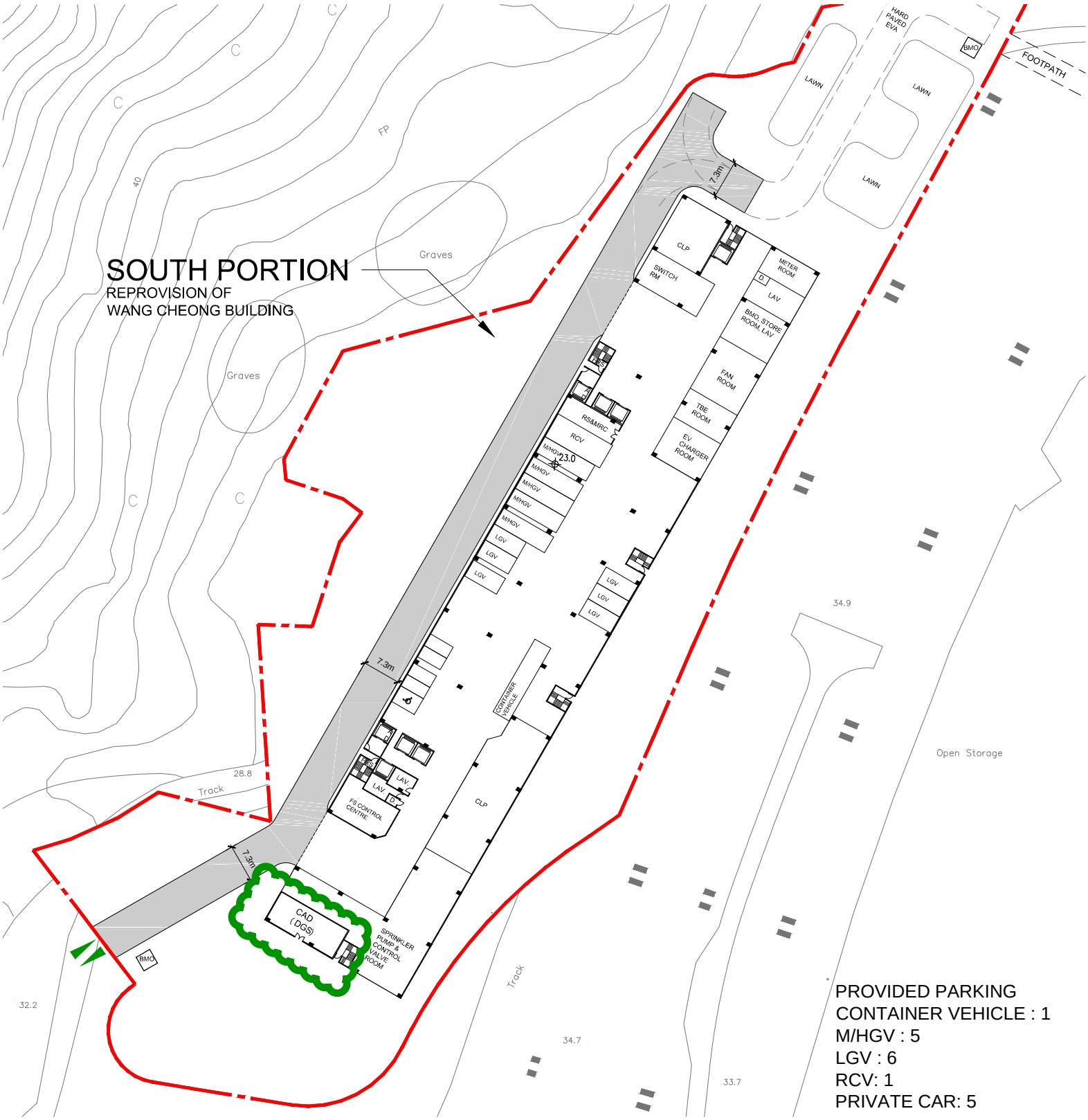
Appendix 1.1 Indicative Layout and Section of Phase 1 Development

SK-07



PROVIDED PARKING
CONTAINER VEHICLE : 1
M/HGV : 5
LGV : 6
RCV: 1
PRIVATE CAR: 5

G/F

1:1000 @ A4

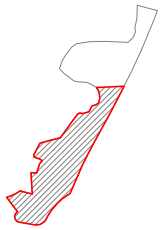
LEGEND

LIFT

STAIRS

SITE BOUNDARY (SOUTH PORTION)

EVA & DRIVEWAY



KEY PLAN

REPROVISION OF WANG CHEONG BUILDING

SITE NO. 3-50 OF HUNG SHUI KIU/ HA TSUEN NEW DEVELOPMENT AREA （HSK/ HT NDA）
（REDEVELOPMENT SITE）

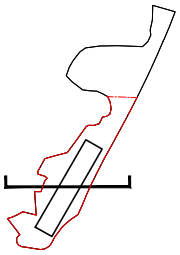
SK-07 （2026-07-31）：
SOUTH PORTION OF SITE

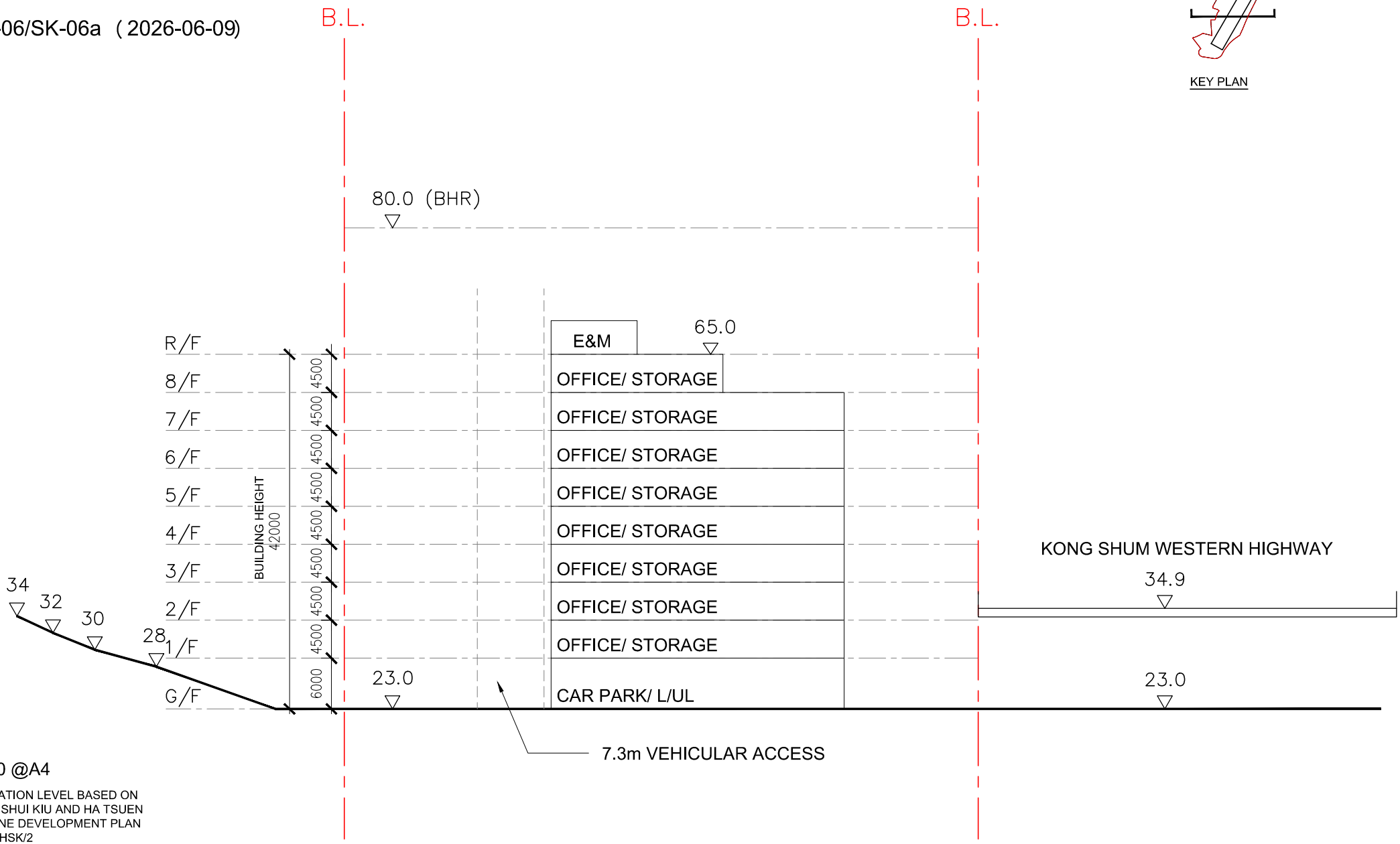
EXTRACT OF LandsD. DIGITAL MAP

H:\Dwgs\ACAD\3-50 Hung Shui Kiu_Ha Tsuen NDA\Sketches\SK-07\SK-07.dwg, 1:1, Project No.: N2972-H

SECTION (PHASE 1)
REPROVISION OF WANG CHEONG BUILDING

SK-06/SK-06a (2026-06-09)





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FORMATION LEVEL BASED ON HUNG SHUI KIU AND HA TSUEN OUTLINE DEVELOPMENT PLAN NO. D/HSK/2

Appendix 1.2 Approval of DG store at WCB

MEMO

From	Director of Fire Services	*To*	Director-General of Civil Aviation
Ref.	(38) *in* KWDG/60644(I) [LIFIPS 1610799]	*(Attn.:*	Mr. MOK Hing Man, Gordon)
Tel. No.	2417 5757	*Your Ref.*	*in*
Fax. No.	2413 0873	*dated*	*Fax. No.* 2845 7160
Date	22 May 2025	*Total Pages*	1

Approval for the Storage and Use of Dangerous Goods (DG) at
Wang Cheong Building, Cheung Sha Wan, Kowloon

Our compliance inspection revealed that the previously issued Fire Safety Recommendations (FSR) and Addendum to FSR for the DG store listed below have been completed.

Address of the Store: Wang Cheong Building, Cheung Sha Wan, Kowloon

Location(s) where S2DG may be stored: (i) Room 015 on G/F
(ii) Room 017 on G/F

Approval No.: A25-0481

Particulars of S2DG

	UN / HK number	Proper Shipping Name	Class (Subsidiary Hazard)	Packing Group	Maximum quantity for the storage and use in aggregate	Location(s) at which the S2DG may be used
(i)	UN3296	HEPTAFLUOROPROPANE	Class 2.2 (None)	None	6855.1 litres	Civil Aviation Department Headquarters, Air Traffic Control Complex (ATCX) and Backup Air Traffic Control Complex (BATCX)
(ii)	UN3296	HEPTAFLUOROPROPANE	Class 2.2 (None)	None	11643 litres	

2. Should you intend to continue using the premises for the DG-related purposes, please ensure that a valid Periodic Test Certificate (Form WR2) and Certificate of Fire Service Installation and Equipment (FS 251)* are provided.

3. This approval is required to be displayed in a **conspicuous place** at the subject DG store. Besides, in the event that the DG store(s) is/are no longer intended for use, your good department is required to inform this Office for the cancellation of the captioned approval.

4. Should you have any enquiries, please contact the case officer, Mr. LEE Man-hong at 2417 5762. If necessary, you may also contact his supervisor, Mr. SO Lap-chi at 2417 5717.

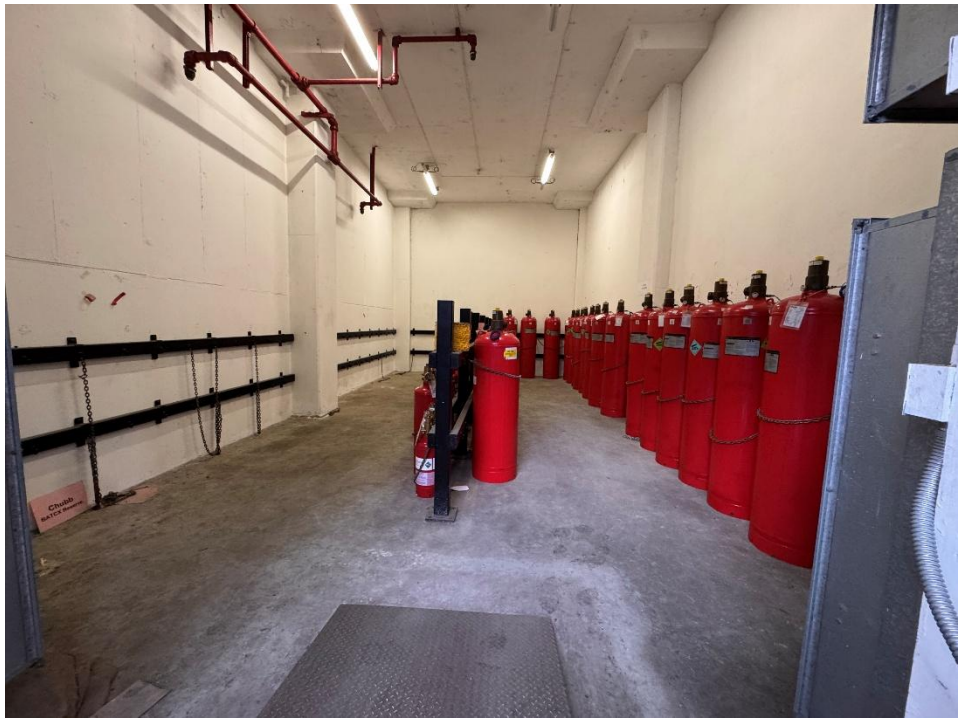
(LEUNG Yau-shing)
for Director of Fire Services

* Ultimate user of the DG store is required to ensure that the fire service installations and electrical installations be inspected, tested and certified periodically for at least once every 12 months

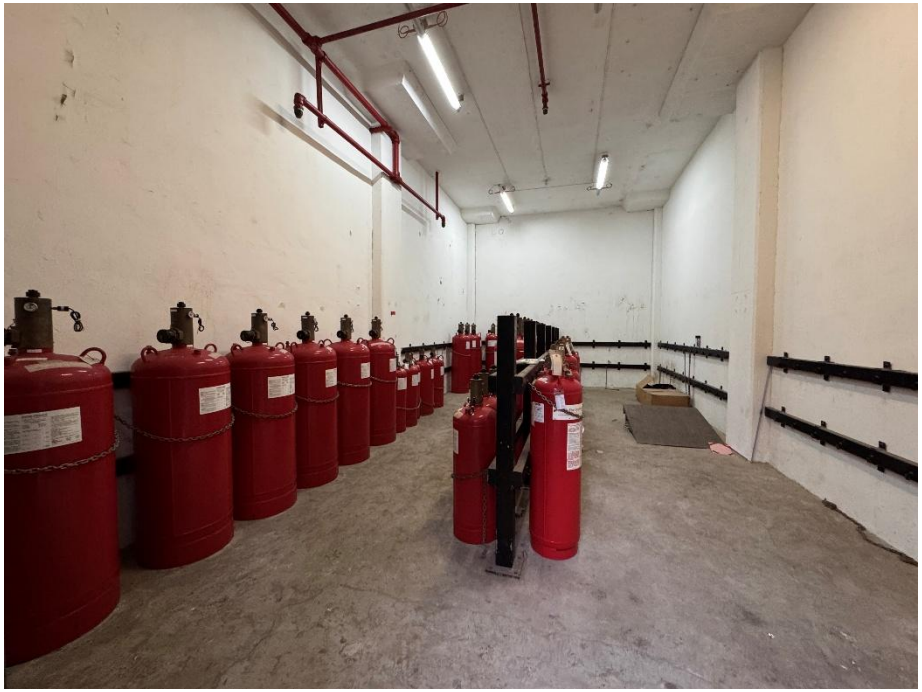
Appendix 3.1 Existing Condition of DG store at Wang Cheong Building

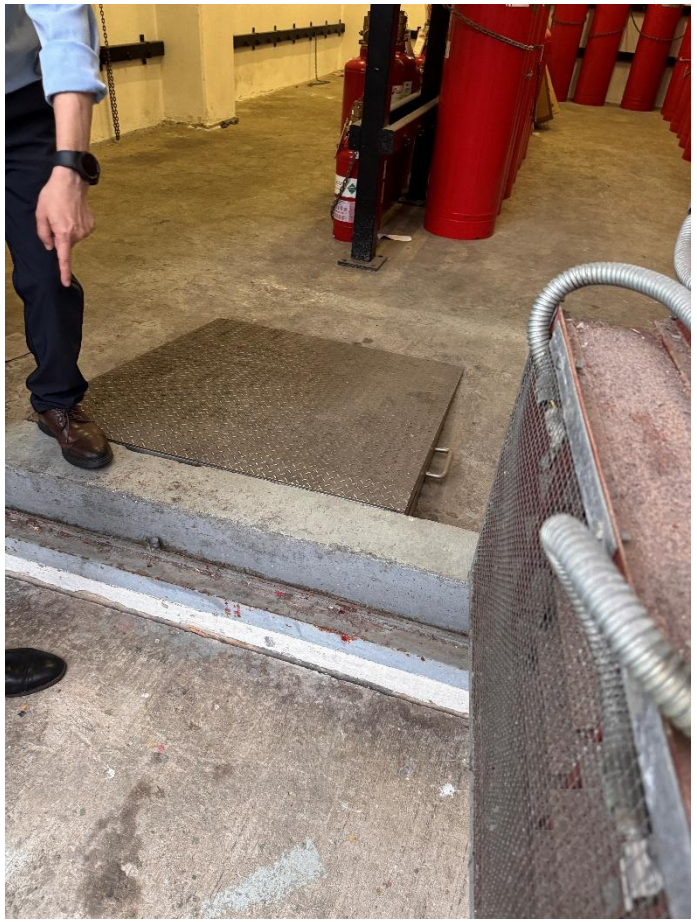
Appendix 3.1 Existing Condition of DG store at Wang Cheong Building





Appendix 3.1 Existing Condition of DG store at Wang Cheong Building





Appendix 3.2 Example of the Safety Data Sheet

Material Safety Data Sheet FM-200®

Section 1: Identification of the Material and Supplier

Product Name	FM-200®
Other Names	FE-227 2-Hydroperfluoropropane Propane, 1,1,1,2,3,3,3-Heptafluoro- HFC-227eaHP 2-Hydroheptafluoropropane Heptafluoropropane 2-H-heptafluoropropane 1,1,1,2,3,3,3-Heptafluoropropane R-227 R227 HFC-227ea
Recommended Use	Fire extinguishing agent
Supplier Identification	DuPont 1007 Market Street Wilmington, DE 19898
Product Information	1-800-441-7515 (outside the U.S. 1-302-774-1000)
Medical Emergency	1-800-441-3637 (outside the U.S. 1-302-774-1139)
Transport Emergency	CHEMTREC: 1-800-424-9300 (outside the U.S. 1-703-527-3887)

Section 2: Hazards Identification

Emergency Overview	Misuse or intentional inhalation abuse may lead to death without warning. Vapours are heavier than air and can cause suffocation by reducing oxygen available for breathing. Rapid evaporation of the liquid may cause frostbite.	
	Skin	Contact with liquid or refrigerated gas can cause cold burns and frostbite.
	Eyes	Contact with liquid or refrigerated gas can cause cold burns and frostbite.
	Inhalation	Misuse or intentional inhalation abuse may cause death without warning symptoms, due to cardiac effects. Other symptoms potentially related to misuse or inhalation abuse are: Anaesthetic effects, Light-headedness, dizziness, confusion, incoordination, drowsiness, or unconsciousness, irregular heartbeat with a strange sensation in the chest, heart thumping, apprehension, feeling of fainting, dizziness or weakness. Vapours are heavier than air and can cause suffocation by reducing oxygen available for breathing.
Carcinogenicity	None of the components present in this material at concentrations equal to or greater than 0.1% are listed by IARC, NTP, or OSHA, as a carcinogen.	

Section 3: Composition / Information on Ingredients

Component	1,1,1,2,3,3,3-Heptafluoropropane
CAS-No.	431-89-0
Concentration	100 %

Section 4: First Aid Measures

Description of the necessary First Aid Measures	**EYE CONTACT**	In case of contact, immediately flush eyes with plenty of water for at least 15 minutes. Consult a physician if necessary
	SKIN CONTACT	In case of contact, immediately flush skin with plenty of water for at least 15 minutes. Take off all contaminated clothing immediately. Consult a physician. Wash contaminated clothing before re-use. Treat for frostbite if necessary by gently warming affected area.
	INHALATION	Remove from exposure, lie down. Move to fresh air. Keep patient warm and at rest. Artificial respiration and/or oxygen may be necessary. Consult a physician.
	INGESTION	Is not considered a potential route of exposure.
General advice		Never give anything by mouth to an unconscious person. When symptoms persist or in all cases of doubt seek medical advice.
Notes to physician		: Because of possible disturbances of cardiac rhythm, catecholamine drugs, such as epinephrine, that may be used in situations of emergency life support should be used with special caution.

Section 5: Fire Fighting Measures

Fire and Explosion Hazard	The product is not flammable. Hazardous decomposition products : Hydrogen fluoride, Carbonyl fluoride
Suitable extinguishing media	This material is a fire extinguishing agent.

Section 6: Accidental Release Measures

NOTE: Review FIRE FIGHTING MEASURES and HANDLING (PERSONNEL) sections before proceeding with clean-up. Use appropriate PERSONAL PROTECTIVE EQUIPMENT during clean-up.

Safeguards (Personnel)	Evacuate personnel, thoroughly ventilate area, use self-contained breathing apparatus. Keep upwind of leak - evacuate until gas has dispersed.
Spill Cleanup	Ventilate area using forced ventilation, especially low or enclosed places where heavy vapors might collect.

Section 7: Handling and Storage

Handling (Personnel)	Do not breathe gas. Avoid contact with skin, eyes and clothing. Provide sufficient air exchange and/or exhaust in work rooms. For personal protection see section 8. Wash hands thoroughly after handling. Wash clothing after use. Decomposition will occur when product comes in contact with open flame or electrical heating elements. Handle in accordance with good industrial hygiene and safety practice.
Storage	Valve protection caps and valve cutlet threaded plugs must remain in place unless container is secured with valve outlet piped to use point. Do not drag, slide or roll cylinders. Never attempt to lift cylinder by its cap. Use a check valve or trap in the discharge line to prevent hazardous back flow into the cylinder. Cylinders should be stored upright and firmly secured to prevent falling or being knocked over. Separate full containers from empty containers. Keep at temperature not exceeding 52°C. Do not store near combustible materials. Keep container tightly closed in a dry and well-ventilated place. Store in original container. Protect from contamination. Avoid area where salt or other corrosive materials are present.
Storage temperature	< 52 °C (< 126 °F)

Section 8: Exposure Controls / Personal Protection

Engineering controls	Use only with adequate ventilation. Keep container tightly closed.
Personal protective equipment **Respiratory protection**	Wear NIOSH approved respiratory protection as appropriate
Hand protection	Additional protection: Impervious gloves
Eye protection	Safety glasses with side-shields Additionally wear a face shield where the possibility exists for face contact due to splashing, spraying or airborne contact with this material.
Skin and body protection	Where there is potential for skin contact, have available and wear as appropriate, impervious gloves, apron, pants, jacket, hood and boots.
Protective measures	Self-contained breathing apparatus (SCBA) is required if a large release occurs.
Exposure Guidelines	Exposure Limit Values AEL* (DUPONT) 1,000 ppm 8 & 12 hr. TWA

** AEL is DuPont's Acceptable Exposure Limit. Where governmentally imposed occupational exposure limits which are lower than the AEL are in effect, such limits shall take precedence.*

Section 9: Physical and Chemical Properties

Form	Liquefied gas
Odor	none
Melting point/range	-131 °C (-204 °F)
Boiling point	-16.3 °C (2.7 °F)
Vapour Pressure	4,547 hPa at 25 °C (77 °F)
Density	1.388 g/cm3 at 25 °C (77 °F) (as liquid)

Section 10: Stability and Reactivity

Stability	Stable at normal temperatures and storage conditions.
Incompatibility	Alkali metals Alkaline earth metals, Powdered metals, Powdered metal salts
Hazardous decomposition products	Hazardous decomposition products , Hydrogen fluoride , Carbonyl fluoride, Carbon monoxide, Carbon dioxide
Hazardous reactions	Polymerization will not occur.

Section 11: Toxicological Information

Inhalation 4 h LC50	> 788698 ppm , rat
Inhalation	dog Cardiac sensitization
Dermal	not applicable
Oral	not applicable
Skin irritation	No skin irritation, Not tested on animals Not expected to cause skin irritation based on expert review of the properties of the substance.
Eye irritation	No eye irritation, Not tested on animals Not expected to cause eye irritation based on expert review of the properties of the substance.
Sensitisation	Does not cause skin sensitization., Not tested on animals Not expected to cause sensitization based on expert review of the properties of the substance. Did not cause sensitization on laboratory animals. There are no reports of human respiratory sensitization.
Repeated dose toxicity	Inhalation rat No toxicologically significant effects were found.
Carcinogenicity	Overall weight of evidence indicates that the substance is not carcinogenic.
Mutagenicity	Did not cause genetic damage in animals. Did not cause genetic damage in cultured mammalian cells. Did not cause genetic damage in cultured bacterial cells.
Reproductive toxicity	Animal testing showed no reproductive toxicity. Information given is based on data obtained from similar substances.
Teratogenicity	Animal testing showed no developmental toxicity.
Further information	Cardiac sensitisation threshold limit : 730190 mg/m3

Section 12: Ecological Information

Aquatic Toxicity	
96 h LC50	Danio rerio (zebra fish) > 200 mg/l Information given is based on data obtained from similar substances.
96 h LC50	Oncorhynchus mykiss (rainbow trout) > 81.8 mg/l Information given is based on data obtained from similar substances.
72 h EC50	Pseudokirchneriella subcapitata > 114 mg/l Information given is based on data obtained from similar substances.
72 h EC50	Pseudokirchneriella subcapitata > 118 mg/l Information given is based on data obtained from similar substances.
48 h EC50	Daphnia magna (Water flea) > 200 mg/l Information given is based on data obtained from similar substances
48 h EC50	Daphnia magna (Water flea) > 97.9 mg/l Information given is based on data obtained from similar substances.
Environmental Fate	
Biodegradability aerobic	1 % OECD Test Guideline 301 Not readily biodegradable.
Biodegradability aerobic	5 % OECD Test Guideline 301 Not readily biodegradable.

Section 13: Disposal Considerations

Waste Disposal	Can be used after re-conditioning. Recover by distillation or remove to a permitted waste disposal facility. Comply with applicable Federal, State/Provincial and Local Regulations.
Environmental Hazards	Empty pressure vessels should be returned to the supplier.

Section 14: Transport Information

DOT	**UN number**	3296
	Proper shipping name	Heptafluoropropane
	Class	2.2
	Labelling No.	2.2
IATA_C	**UN number**	3296
	Proper shipping name	Heptafluoropropane
	Class	2.2
	Labelling No.	2.2
IMDG	**UN number**	3296
	Proper shipping name	Heptafluoropropane
	Class	2.2
	Labelling No.	2.2

Section 15: Regulatory Information

SARA 313 Regulated Chemical(s)	SARA 313: This material does not contain any chemical components with known CAS numbers that exceed the threshold (De Minimis) reporting levels established by SARA Title III, Section 313.
California Prop. 65	Chemicals known to the State of California to cause cancer, birth defects or any other harm: none known

Section 16: Other Information

HMIS	
Health	1
Flammability	0
Reactivity/Physical hazard	0
PPE	Personal Protection rating to be supplied by user depending on use conditions

The information provided in this Safety Data Sheet is correct to the best of our knowledge, information and belief at the date of its publication. The information given is designed only as a guidance for safe handling, use, processing, storage, transportation, disposal and release and is not to be considered a warranty or quality specification. The information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process, unless specified in the text.

Significant change from previous version is denoted with a double bar.

FM-200® is a registered trademark of E. I. du Pont de Nemours and Company

MATERIAL SAFETY DATA SHEET — Novec 1230

SECTION 1: IDENTIFICATION OF THE MATERIAL AND SUPPLIER			
Product Name	Novec 1230	Other Names	None
Recommended Use	Fire protection agent for total flooding of rooms containing electrical equipment such as computer rooms as well as flammable liquid storages and Class A risks such as records rooms and libraries.		
Supplier Name	Redetec limited	Address	Unit 1, The Village, Trafford Park Manchester, M17 1JX, England
Telephone No.	0870 240 7094	Emergency Telephone No.	0870 240 7094
		Date Prepared	February 2008

SECTION 2: HAZARDS IDENTIFICATION			
Hazard Classification	DANGEROUS GOODS. NON-HAZARDOUS SUBSTANCE		
Safety Phrase(s)	Not available	Risk Phrase(s)	Not available

SECTION 3: COMPOSITION / INFORMATION ON INGREDIENTS		
SUBSTANCE		
Chemical Identity of the Pure Substance	Common Name / Synonyms	CAS Number
1, 1, 1, 2, 2, 4, 5, 5, 5 – Nonafluoro-4-(Trifluoromethyl)-3-Pentatone	Novec 1230	756-13-8
MIXTURE		
Chemical Identity of Ingredients	Proportion of Ingredients	CAS Number
Not applicable	Not applicable	Not applicable

SECTION 4: FIRST AID MEASURES		
Description of Necessary First Aid Measures	EYE CONTACT	Flush eyes with large amounts of water. If signs / symptoms persist, get medical attention.
	SKIN CONTACT	Wash affected area with soap and water. If signs / symptoms develop, get medical attention.
	INHALATION	If signs / symptoms develop, remove person to fresh air.
	INGESTION	Do not induce vomiting. Give person two glasses of water. Never give anything by mouth to an unconscious person. If signs / symptoms develop, get medical attention.
Medical Attention and Special Treatment	Not available	
Aggravated Medical Conditions Caused by Exposure	Not available	

SECTION 5: FIRE FIGHTING MEASURES			
Suitable Extinguishing Media	Novec 1230 is a fire extinguishing agent.	Hazards From Combustion Products	Hydrogen fluoride, carbon monoxide and carbon dioxide during combustion.
Special Protective Precautions and Equipment for Fire Fighters	Wear full protective equipment and a self-contained breathing apparatus.	Hazchem Code	2RE

SECTION 6: ACCIDENTAL RELEASE MEASURES	
Emergency Procedures	Not available
Methods and Materials for Containment and Clean Up	If Novec has been spilt, evacuate the area and open doors and windows. Novec will evaporate.

SECTION 7: HANDLING AND STORAGE	
Precautions for Safe Handling	Protect the cylinder from damage. Handle in well-ventilated areas.
Conditions for Safe Storage, Including any Incompatibilities	Store in a cool, dry, well-ventilated area away from incompatible materials. Keep container tightly closed.

SECTION 8: EXPOSURE CONTROLS / PERSONAL PROTECTION			
National Exposure Standards	Not available	Biological Limit Controls	No biological limit allocated
Engineering Controls	Keep container in a well ventilated area.	Personal Protection Equipment	Safety glasses, gloves, a self-contained breathing apparatus.

redetec

SECTION 10: STABILITY AND REACTIVITY			
Chemical Stability	Stable under normal conditions of handling and use	Conditions to Avoid	Direct sunlight, ultraviolet light
Incompatible Materials	Strong bases, amines, alcohols	Hazardous Decomposition Products	Hydrogen fluoride, carbon monoxide and carbon dioxide during combustion.
Hazardous Reactions	Not available		

SECTION 11: TOXICOLOGICAL INFORMATION		
Health Effects From the Likely Routes of Exposure	EYE CONTACT	Not expected to result in significant irritation.
	SKIN CONTACT	Not expected to result in significant irritation.
	INHALATION	Prolonged or repeated exposure, above recommended guidelines, may be absorbed following inhalation and cause adverse health effects.
	INGESTION	No adverse effects are expected from swallowing.
Acute Overexposure	This product, when used under reasonable conditions and in accordance with the 3M directions for use, should not present a health hazard. However, use or processing of the product in a manner not in accordance with the product's directions for use may affect the performance of the product and may present potential health and safety hazards.	
Chronic Overexposure	Prolonged or repeated exposure, above recommended guidelines, may cause: Liver Effects: signs / symptoms may include loss of appetite, weight loss, fatigue, weakness, abdominal tenderness and jaundice.	

SECTION 12: ECOLOGICAL INFORMATION			
Ecotoxicity	NOTE: Hydrolysis is not expected to be a significant degradation pathway. Product is highly insoluble in water and volatile, and use as a clean extinguishing agent would not typically result in releases to aquatic environments. Photolytic half-life: 3-5 days. Persistent photolytic degradation product: Trifluoroacetic acid. Global Warming potential (GWP): 1, zero Ozone Depleting Potential (ODP).		
Mobility	Not available	Environmental Fate (Exposure)	Not available
Bioaccumulative Potential	Not available	Persistence and Degradability	Not available

SECTION 13: DISPOSAL CONSIDERATIONS	
Disposal Methods and Containers	Combustion products will include HF. Facility must be capable of handling halogenated materials.
Special Precautions for Landfill or Incineration	Not available

SECTION 14: TRANSPORT INFORMATION			
UN Number	UN 3163	UN Proper Shipping Name	Novec 1230
Class and Subsidiary Risk	D. G. Class 2.2	Packing Group	Packing Group III
Special Precautions for User	None	Hazchem Code	2RE

SECTION 15: REGULATORY INFORMATION	
The regulatory status of a material (including its ingredients) under relevant UK health, safety and environmental legislation.	Novec 1230 has UK approval listing as a fire extinguishing agent.

SECTION 16: OTHER INFORMATION	
Date of Preparation	February 2008

END OF MSDS

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Appendix VI

Drainage Impact Assessment

Prepared by

Ramboll Hong Kong Limited

PROPOSED OZP AMENDMENT FOR REPROVISIONING OF WANG CHEONG BUILDING AT HUNG SHUI KIU/ HA TSUEN

DRAINAGE IMPACT ASSESSMENT

Date	**13 October 2026**
Prepared by	**Sally Chiu** **Assistant Environmental Consultant**
Signed	
Approved by	**Tony Cheng** **Senior Manager**
Signed	
Document No.	**R10235_v1.1.docx**

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CHAPTERS

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1.3 Site Characteristics 1-1
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3. CONCLUSION 3-1

FIGURES

Figure 1.1 Site Location and its environs

APPENDICES

Appendix 1.1 Indicative Block Plan of the Proposed Development
Appendix 2.1 Drainage Plan

1. INTRODUCTION

1.1 Project Background

1.1.1 As stated in the Northern Metropolis Action Agenda published in 2023, "*the Government will consider relocating suitable departments and offices to the Northern Metropolis, which will also indirectly release land in urban areas for other uses.*" To take forward this strategic initiative, an existing government facility in Cheung Sha Wan, namely the Wang Cheong Building (WCB), has been identified for relocation to the Northern Metropolis. WCB currently accommodates various storage facilities and offices utilized by a total of 31 Government bureaux/departments, including a dangerous goods (DG) store for fire extinguishers managed by the Civil Aviation Department (CAD).

1.1.2 To facilitate the foot-for-foot reprovisioning of WCB, a site of approximately 27,000 m² within the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) has been identified (the Site). Under the current notional design, the Site is divided into two portions: the southern portion (i.e. Phase 1) is designated for the primary reprovisioning of WCB; whereas the northern portion (i.e. Phase 2) is reserved for accommodating similar industrial uses, aligning with the NDA's strategic positioning as a cross-boundary modern logistics and industrial hub.

1.1.3 The Site is currently primarily zoned "Industrial" ("I") with minor portions falling within "Other Specified Uses (Sewage Pumping Station)" ("OU(SPS)") zone and an area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/4. To facilitate the foot-for-foot reprovisioning of WCB in Phase 1 while providing planning flexibility for Phase 2, it is proposed to rezone the portion of the Site falling within "I" zone from "I" to "I(1)", incorporating 'Dangerous Goods Godown' as a Column 1 use. This proposed amendment directly reflects the operational requirements of the primary reprovisioning facility while applying a uniform zoning framework across the entire Site.

1.1.4 In support of this rezoning proposal, technical assessments will be prepared and submitted under Section 5 of the Town Planning Ordinance.

1.2 Project Location

1.2.1 The Site is located at the Kong Sham Western Highway to the east, Oaklands Court to the south and Yuen Tau Shan to the west. **Figure 1.1** shows the site location and its environs. The indicative block plan of the proposed development is attached in **Appendix 1.1**.

1.3 Site Characteristics

1.3.1 The site formation and the engineering infrastructure works (including drainage works) of the Site is conducted by CEDD. There will be no change in paved and unpaved area after the proposed development.

1.4 Purpose of this Report

1.4.1 The aim of this DIA is to assess the drainage feasibility of the future drainage network constructed by DSD serving the Subject Site is sufficient to cope with the stormwater runoff from the proposed development.

2. DRAINAGE APPRAISAL

2.1.1 Surface runoff is mainly from rainfall and it will be directed to the future public storm drains constructed by CEDD under the contract No. YL/2023/05. As there is no change in paved and unpaved area of the Subject Site and will not alter the drainage path nor lead to any change in runoff behavior. Hance, no extra stormwater discharge is expected.

2.1.2 The drainage plan provided by CEDD is shown in **Appendix 2.1**.

2.1.3 Therefore, adverse impact on the future drainage system is not anticipated.

3. CONCLUSION

3.1.1 This DIA confirms the feasibility of the proposed development in terms of its drainage impact.

Figures

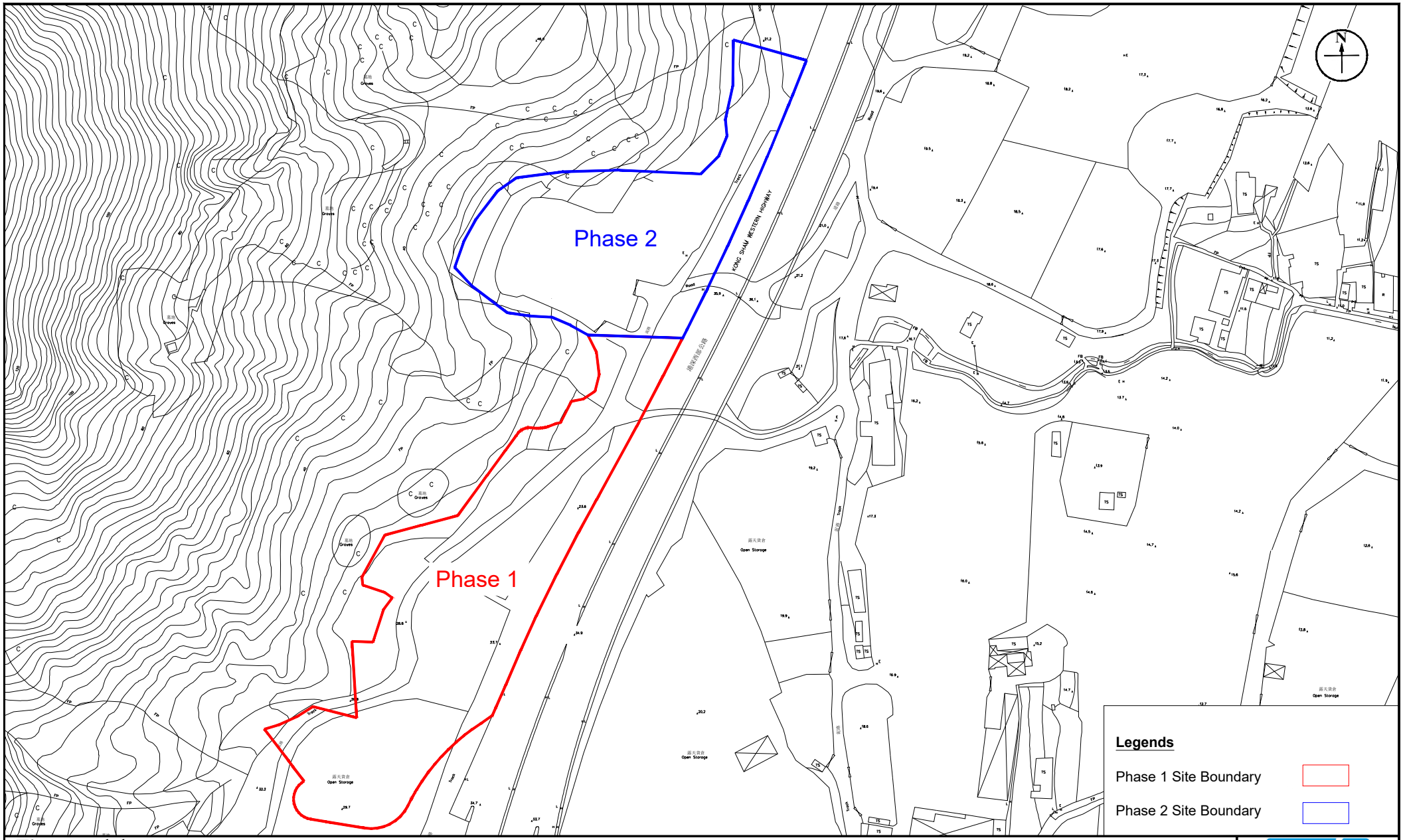

Figure: 1.1

Title: Site Location and its Environs

Project: Proposed OZP Amendment for Reprovisioning of Wang Cheong Building at Hung Shui Kiu/ Ha Tsuen

RAMBOLL

Drawn by:	SC
Checked by:	TC
Rev.:	1.0
Date:	Aug 2026

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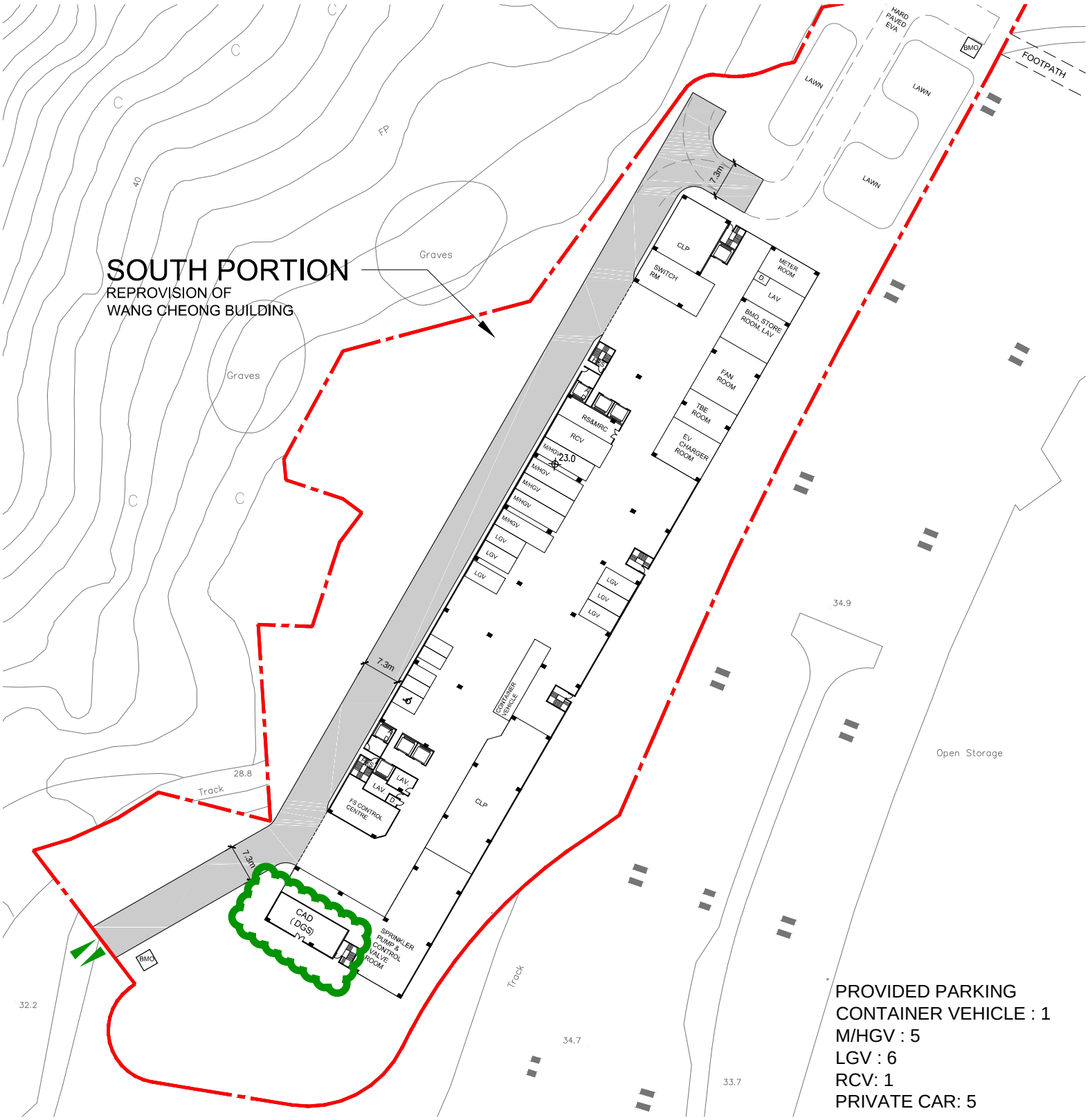
Appendix 1.1

SK-07



PROVIDED PARKING
CONTAINER VEHICLE : 1
M/HGV : 5
LGV : 6
RCV: 1
PRIVATE CAR: 5

G/F

1:1000 @ A4

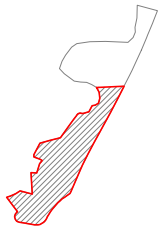
LEGEND

LIFT

STAIRS

SITE BOUNDARY (SOUTH PORTION)

EVA & DRIVEWAY



KEY PLAN

REPROVISION OF WANG CHEONG BUILDING

SITE NO. 3-50 OF HUNG SHUI KIU/ HA TSUEN NEW DEVELOPMENT AREA （HSK/ HT NDA）
（REDEVELOPMENT SITE）

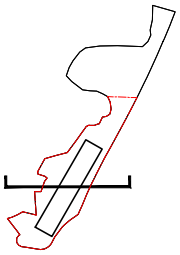
SK-07 （2026-07-31）：
SOUTH PORTION OF SITE

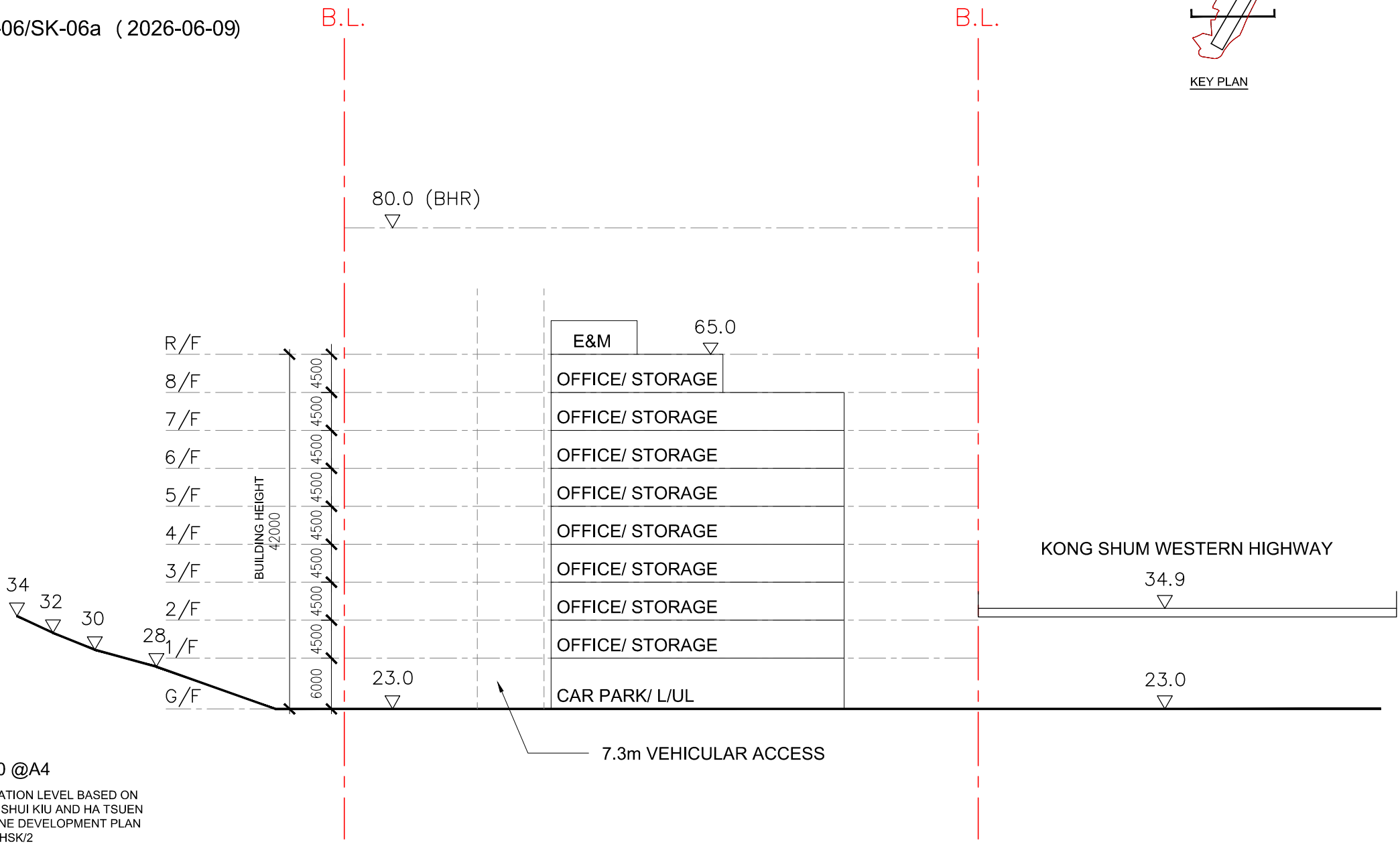
EXTRACT OF LandsD. DIGITAL MAP

H:\Dwgs\ACAD\3-50 Hung Shui Kiu_Ha Tsuen NDA\Sketches\SK-07\SK-07.dwg, 1:1, Project No.: N2972-H

SECTION (PHASE 1)
REPROVISION OF WANG CHEONG BUILDING

SK-06/SK-06a (2026-06-09)

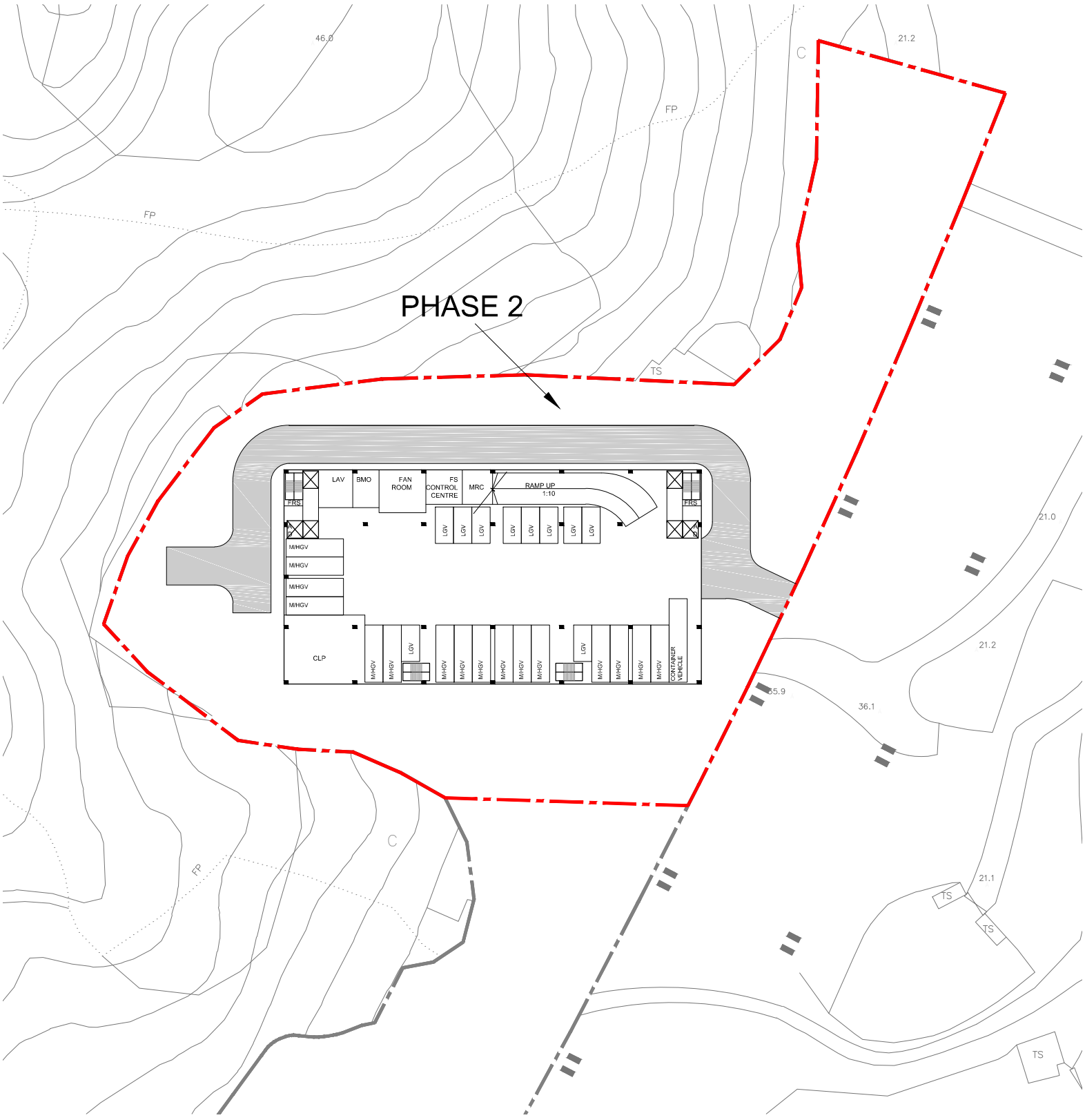




1:600 @A4

FORMATION LEVEL BASED ON HUNG SHUI KIU AND HA TSUEN OUTLINE DEVELOPMENT PLAN NO. D/HSK/2

SK-N01



PHASE 2: INDUSTRIAL BUILDING

SITE NO. 3-50 OF HUNG SHUI KIU/ HA TSUEN NEW DEVELOPMENT AREA （HSK/ HT NDA）
（REDEVELOPMENT SITE）

SK-N01 （2026-06-25）：
PHASE 2 AT NORTH PORTION OF SITE

EXTRACT OF LandsD. DIGITAL MAP

G/F

1:1000 @ A4

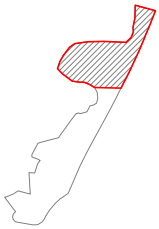
LEGEND

LIFT

STAIRS

SITE BOUNDARY (PHASE 2)

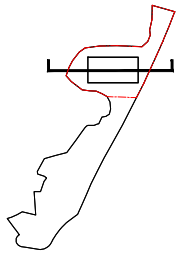
EVA & DRIVEWAY

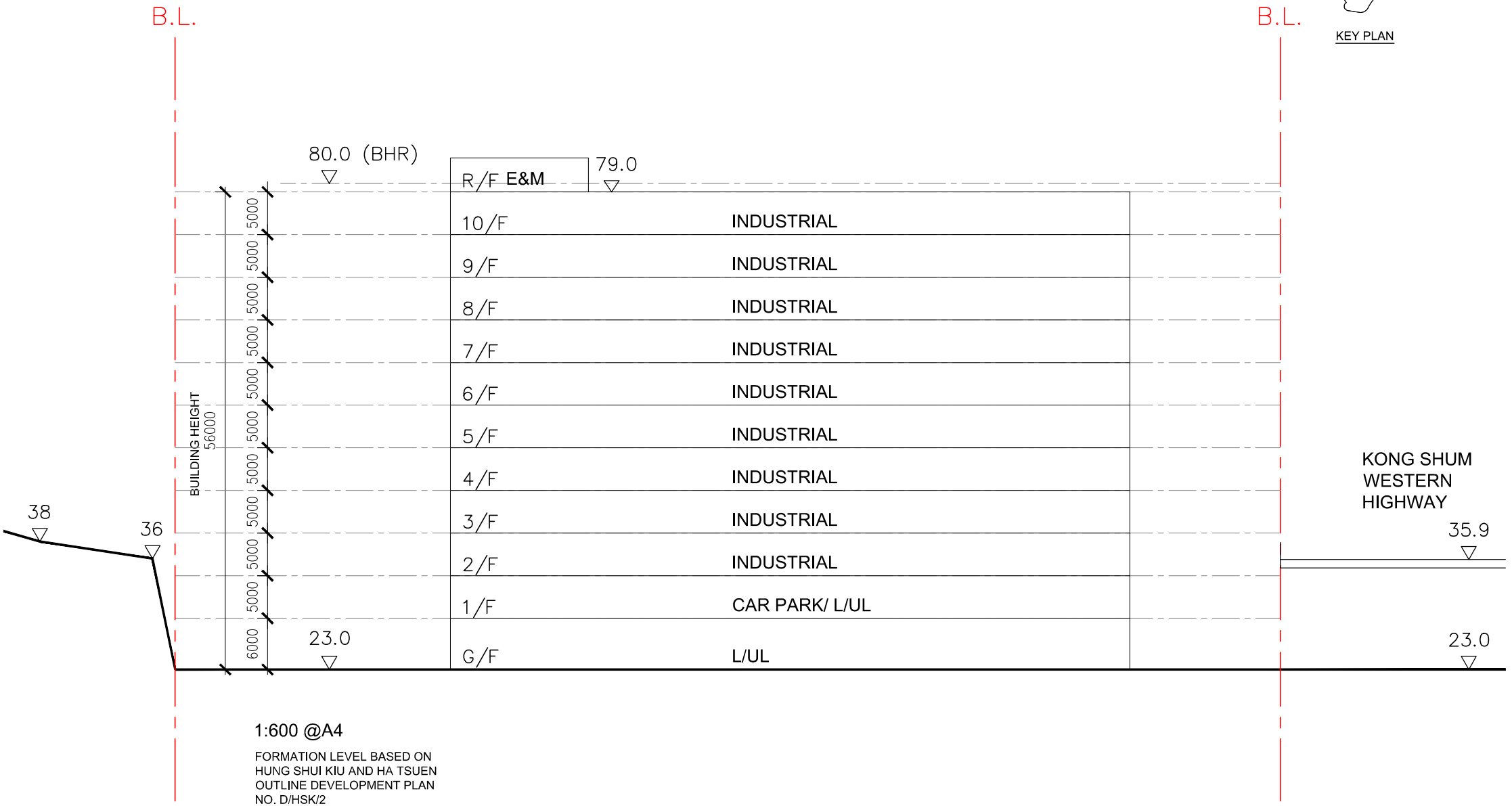


KEY PLAN

SECTION (PHASE 2)
INSUSTRIAL BUILDING

SK-N01 (2026-06-09)





1:600 @A4

FORMATION LEVEL BASED ON
HUNG SHUI KIU AND HA TSUEN
OUTLINE DEVELOPMENT PLAN
NO. D/HSK/2

Appendix 2.1 Drainage Plan

DO NOT SCALE DRAWING. CHECK ALL DIMENSIONS ON SITE.
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NOTES

1. ALL CO-ORDINATES ARE REFERRED TO HONG KONG (1980) METRIC GRID CO-ORDINATES SYSTEM.
2. ALL PIPE SIZES/DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM UNLESS OTHERWISE SPECIFIED.
3. UNLESS OTHERWISE SPECIFIED ALL UNDERGROUND STORMWATER PIPES AND FITTINGS TO BE PRECAST CONCRETE TO BS 5911-1:2021 AND BS EN 1916:2021 CLASS 120.
4. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND AND STORMWATER PIPES TO BE LAID IN GRANULAR BEDDING AS DETAILED IN FIG. 2(c) OF DSD LATEST STANDARD DRAWING NO. DS1048.
5. FOR PIPE TRENCH AND BEDDING DETAILS REFER TO DSD LATEST STANDARD DRAWING NO. DS1048.
6. PRECAST CONCRETE PIPES AND FITTINGS SHALL HAVE FLEXIBLE SPIGOT AND SOCKET JOINTS AND SHALL COMPLY WITH BS EN1916:2021 AND BS 5911-1:2021.
7. ALL PROPOSED ROAD GULLIES TO BE UNTRAPPED GULLY WITH GULLY FORMER IN ACCORDANCE WITH HyD LATEST STANDARD DRAWING NO. H3109. EXCEPT FOR ROAD GULLIES AT PROPOSED CYCLE TRACKS, GULLY GRATING SHALL BE TYPE GA1-450 AND KERB OVERFLOW WEIRS TO BE TYPE K1-450H EXCEPT AT SAG POINTS WHERE TYPE K1-450V SHALL BE USED. FOR DETAIL OF KERB OVERFLOW WEIR TYPE K1-450V AND TYPE K1-450H, REFER TO HyD STANDARD LATEST DRAWING NOS. H3123 AND H3121. GULLY GRATING FOR PROPOSED ROAD GULLIES AT CYCLE TRACKS SHALL BE TYPE A2-325 IN ACCORDANCE WITH HyD STANDARD DRAWING NO. H3119 & H3120. KERB OVERFLOW WEIR FOR CYCLE TRACKS WHERE INDICATED ON LAYOUT PLAN SHALL BE TYPE K3-325H OR K3-325V PER HyD STANDARD DRAWING NO. H3127.
8. ALL GULLY OUTLET PIPES TO BE 150 DIA. PRECAST CONC. PIPES WITH 150mm THK. CONCRETE SURROUND. TYPICAL GULLY PIPE CONNECTION TO MAIN CARRIER DRAIN OR MANHOLE (INCLUDING GULLY PIPE CONNECTIONS AT SAG POINTS WITH MULTIPLE GULLIES) SHALL BE IN ACCORDANCE WITH HyD LATEST STANDARD DRAWING NO. H3101.
9. GULLY CONNECTION TO NEW CARRIER DRAINS SHALL BE MADE WITH PURPOSE MADE 45° OBLIQUE ANGLE SOCKET JUNCTION PIPES OR PROPERLY CONSTRUCTED SADDLES OR AS DIRECTED OTHERWISE BY THE PROJECT MANAGER AND HIS REPRESENTATIVE.
10. NO ROAD GULLIES TO BE LOCATED IN FRONT OF THE DROP KERB AT ALL PEDESTRIAN CROSSINGS AND RUN-IN/OUTS.
11. INSTALLATION OF ROAD GULLIES AND ROAD DRAINAGE SYSTEM SHALL BE IN ACCORDANCE WITH LATEST HyD STANDARD DRAWING NO. H3101 AND H3105.
12. ALL SAG POINTS IN CARRIAGEWAY SHALL BE PROVIDED WITH THE REQUIRED NUMBER OF GULLIES WITH KERB OVERFLOW WEIR TYPE K1-450V AS SHOWN ON LAYOUT PLAN DRAWINGS. THE LOCATION OF MULTIPLE GULLIES SHOWN ON THE LAYOUT PLAN SHALL BE VERIFIED ON SITE TO MATCH THE SAG/LOW POINT OF THE ROAD.
13. FOR DETAILS OF MANHOLE COVER AND FRAME, REFER TO DSD LATEST STANDARD DRAWING NO. DS1076 AND DS1077. FOR DETAILS OF TOP TREATMENT TO MANHOLES, REFER TO DSD LATEST STANDARD DRAWING NO. DS1032. HEAVY DUTY COVERS AND FRAMES SHALL BE PROVIDED TO ALL MANHOLES ON ROAD CARRIAGEWAYS AND MEDIUM DUTY COVERS AND FRAMES TO BE PROVIDED FOR THOSE ON FOOTPATHS/CYCLE TRACKS AND NON-VEHICULAR TRAFFICKED AREAS.THE MULTI-PART COVERS SHALL COMPLY WITH DSD PRACTICE NOTE NO. 1/2022.
14. WHEN MANHOLES ARE SET ON CARRIAGEWAY, MANHOLE OPENING SHALL NOT BE LOCATED IN THE MIDDLE OF TWO TRAFFIC LANES.
15. MINIMUM SOIL COVER REQUIREMENTS TO UNDERGROUND DRAINS/SEWERS AND OTHER UTILITIES SHALL BE REFERRED TO LATEST HyD STANDARD DRAWING NOS. H6168 TO H6170.IF THIS MINIMUM SOIL COVER CAN NOT BE ACHIEVED, CONCRETE SURROUND BEDDING SHALL BE PROVIDED IN ACCORDANCE WITH LATEST DSD STANDARD DRAWING NO. DS1049 OR OTHER DETAILS AS ACCEPTED BY THE PROJECT MANAGER.
16. FOR DETAILS OF U-CHANNEL AND STEPPED CHANNELS, REFER TO DRAWING NO. 278463/C5/DRA/1304. EXPANSION JOINTS FOR U-CHANNELS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 10 METRES.
17. ALL U-CHANNELS ADJACENT TO FOOTPATH SHALL BE PROVIDED WITH PRECAST CONCRETE OR CAST IRON GRATING COVERS UNLESS SPECIFIED BY THE PROPJECT MANAGER.
18. THE LOCATIONS AND INVERT LEVELS OF THE EXISTING STREAMS, NULLAHS, DRAINAGE CHANNELS, BOX CULVERTS AND PIPES ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND VERIFYING ALL INVERT LEVELS AND LOCATIONS OF EXISTING STORM DRAINAGE AND SEWERAGE WORKS IN RELATION TO THE PROPOSED DRAINAGE CONNECTION WORKS.
19. PRIOR TO CONSTRUCTION COMMENCING THE CONTRACTOR SHALL DETERMINE THE POSITIONS OF ALL SERVICES AND UTILITIES TO CONFIRM THERE IS NO CONFLICT WITH PROPOSED PIPELINE ROUTES. WHERE INSTRUCTED BY THE PROJECT MANAGER AND HIS REPRESENTATIVE, THE CONTRACTOR SHALL UNDERTAKE TRIAL PITS TO LOCATE SERVICES AND UTILITIES. DETAILS OF EXISTING SERVICES AND UTILITIES PROVIDED ON THE DRAWINGS ARE FOR INFORMATION ONLY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE PRECISE LOCATION, SIZE AND PURPOSE OF ALL SERVICES AND UTILITIES ON SITE.
20. DETAILS OF PROPOSED ABANDONMENT AND DIVERSION OF DRAINS AND SEWERS ARE FOR INFORMATION ONLY AND THE CONTRACTOR MUST PLAN ALL DIVERSION WORKS REQUIRED AND AGREE WITH THE THE PROJECT MANAGER AND HIS REPRESENTATIVE AND ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF THE WORKS.
21. FLOWS IN ALL EXISTING WATERCOURSES, NULLAHS, CHANNELS, CULVERTS, DRAINS AND SEWERS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD OF THE WORKS BY MEANS REVIEWED WITHOUT OBJECTION BY THE PROJECT MANAGER OR HIS REPRESENTATIVE.
22. ON COMPLETION OF THE WORKS IN A PARTICULAR AREA THE CONTRACTOR SHALL REINSTATE ALL LOCAL DRAINAGE PATHS, CHANNELS,DRAINS AND ROUTES TO SIMILAR LINE AND LEVELS UNLESS SPECIFIED OTHERWISE. THE GROUND IS TO BE REINSTATED TO EXISTING GROUND LEVELS UNLESS SPECIFIED OTHERWISE.
23. EXPOSED ENDS OF PIPES SHALL BE PLUGGED BETWEEN CONSTRUCTION STAGES. EXPOSED ENDS NOT TO BE LEFT OPEN OVERNIGHT OR LONGER PERIODS.
24. EXACT LOCATION AND INVERT LEVEL OF PIPELINE TERMINATION POINTS AND LOCATIONS OF NEW MANHOLES ARE TO BE AGREED ON SITE WITH THE PROJECT MANAGER AND HIS REPRESENTATIVE TO SUIT THE LOCAL TOPOGRAPHY PRIOR TO COMMENCEMENT OF THE WORKS.
25. ALL DRAINAGE WORKS SHALL BE COORDINATED ON SITE BY THE CONTRACTOR TO MATCH THE TREE/ SHRUB PLANTING AS SHOWN ON THE LANDSCAPE DRAWINGS.
26. FOR THE PROJECT LAYOUT PLAN, REFER TO DRAWING NO. 278463/C5/GEN/1001.
27. THE EXACT LOCATIONS AND INVERT LEVELS OF THE STORMWATER AND TAPPING POINT CONNECTION TO THE DEVELOPMENT SITES SHALL BE CONFIRMED ON SITE WITH THE RELEVANT GOVERNMENT DEPARTMENTS AND PARTIES BY THE CONTRACTOR TO MATCH WITH THE LATEST SCHEME OF HOUSING SITE.
28. THE LOCATION OF THE PROPOSED MANHOLES AND ALIGNMENTS OF PIPES SHOWN IN THE DRAWINGS ARE INDICATIVE ONLY. THE EXACT LOCATIONS OF PROPOSED MANHOLES AND THE EXACT ALIGNMENTS OF PIPES TO BE DETERMINED ON SITE BY THE CONTRACTOR AND ACCEPTED BY THE PROJECT MANAGER OR HIS REPRESENTATIVE.
29. DETAILS OF STEP IRON, REFER TO LATEST DSD STANDARD DRAWING NO. DS1043.
30. DETAILS OF RETROREFLECTIVE MANHOLE IDENTIFICATION TAG, REFER TO LATEST DSD STANDARD DRAWING NO. DS1075.
31. IDENTIFICATION TAPES SHALL BE PROVIDED FOR NON-METALLIC PIPES. FOR DETAILS OF IDENTIFICAION TAPES, REFER TO LATEST DSD STANDARD DRAWING NOS. DS1097 AND DS1098.
32. FOR MANHOLE DETAILS, REFER TO THE FOLLOWING LATEST DSD STANDARD DRAWINGS. FOR U-CHANNEL DETAILS, REFER TO DRAWING NO. 278463/C5/DRA/1304.
33. FOR CATCHPIT DETAILS, REFER TO DRAWING NO. 278463/C5/DRA/1301-1303.
34. UNLESS STATED OTHERWISE, REINFORCED CONCRETE SHALL BE GRADE C30/20D EXCEPT FOR THE FOLLOWING TYPES OF DRAINAGE STRUCTURE:
    (a) NON-STANDARD MANHOLES, CHAMBERS AND CATCHPITS - GRADE C45/20D
    (b) CULVERTS, CHANNELS AND ASSOCIATED INLET AND OUTLET STRUCTURES - GRADE C45/20D

    BLINDING CONCRETE TO BE GRADE C20/20D UNLESS OTHERWISE SPECIFIED.
35. UNLESS OTHERWISE SPECIFIED, SURFACE FINISH TO CONCRETE SHALL BE AS FOLLOWS:

	MANHOLES	CULVERTS / CHANNELS
FORMED	F3	F4
UNFORMED	U3	U5

36. THE CONTRACTOR SHALL CONFIRM THE INTERFACE FOR THE DRAINAGE CONNECTION ARRANGEMENT AND DETAILS ON SITE WITH THE INTERFACE CONTRACTORS OR RELEVANT AUTHORITIES AND AGREED WITH THE PROJECT MANAGER OR HIS REPRESENTATIVE.
37. MODIFICATION OF EXISTING MANHOLE FOR INTERCEPTING PROPOSED WORKS SHALL BE DESIGNED BY THE CONTRACTOR AND ACCEPTED BY THE PROJECT MANAGER.
38. FOUNDATION OF MANHOLE AND CHAMBER VARIES WITH SITE CONDITION.
39. ALL PIPES, MANHOLES, CHAMBERS AND GULLIES WHICH ARE TO BE ABANDONED SHALL COMPLY WITH GENERAL SPECIFICATION CLAUSE 5.77 UNLESS OTHERWISE SPECIFIED.
40. FOR THE MANHOLE SCHEDULE, REFER TO DRAWING NOS 278463/C5/DRA/1151 TO 1153.
41. ALL ACCESS COVERS LOCATED ON CARRIAGEWAY SHALL BE HEAVY DUTY (LOADING CLASS E600) TO BS EN124.
42. ALL EXPOSED CONCRETE CORNERS SHALL HAVE 25x25 CHAMFERS UNLESS OTHERWISE STATED.
43. EXISTING ROAD GULLIES TO BE RETAINED UNLESS OTHERWISE STATED.
44. WHERE AS INSTRUCTED BY THE PROJECT MANAGER OR HIS REPRESENTATIVE,MANHOLE COVERS AND SHAFTS OF THE EXISTING STORM DRAINAGE AND SEWERAGE SYSTEMS AFFECTED BY THE PROPOSED WORKS FOR THIS CONTRACT SHALL BE MODIFIED BY THE CONTRACTOR TO MEET THE LATEST DESIGN REQUIREMENTS PUBLISHED BY HyD/DSD. THE MODIFICATION WORK SHALL BE PROPOSED BY THE CONTRACTOR AND AGREED BY THE PROJECT MANAGER OR HIS REPRESENTATIVE.
45. THE CONTRACTOR SHALL BE REQUIRED TO CARRY OUT REPOSITIONING AND LEVELLING OF THE EXISTING STORM WATER DRAINAGE AND SEWERAGE MANHOLE COVERS TO FLUSH WITH THE PROPOSED FINISHED ROAD OR GROUND LEVELS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO INSPECT THE GRADE OF MANHOLE COVERS AND REPLACE THE COVERS TO ENSURE THAT ALL MANHOLE COVERS LOCATED IN THE ROAD CARRIAGEWAY TO BE HEAVY DUTY IN COMPLIANCE WITH DSD's STANDARD DRAWING NOS. DS 1033, DS 1077, DS 1084, DS 1085, DS 1088 AND DS 1089. DIMENSIONS OF MANHOLE COVERS SHALL BE AGREED BY THE PROJECT MANAGER.
46. ALL DRAINAGE LEAD-IN PIPES FOR FUTURE PIPE CONNECTION SHALL EXTEND AT LEAST 3m WITHIN THE NEW DEVELOPMENT SITE BOUNDARY.
47. ALL DSD, HyD AND CEDD STANDARD DRAWINGS REFERRED TO IN THE DRAWINGS SHALL MAKE REFERENCE TO THE LATEST VERSION.
48. UNLESS STATED OTHERWISE, NOMINAL CONCRETE COVER FOR REINFORCED CONCRETE SHALL BE 40mm EXCEPT FOR THE FOLLOWING TYPES OF DRAINAGE STRUCTURE:
    (a) NON-STANDARD MANHOLES, CHAMBERS AND CATCHPITS - 50mm
    (b) CULVERTS, CHANNELS AND ASSOCIATED INLET AND OUTLET STRUCTURES - 50mm
49. UNLESS OTHERWISE STATED, ALL PIPE DIAMETER SHOWN IN THIS DRAWING ARE INSIDE DIAMETER PIPE.
50. ALL U-CHANNELS AT RUN-INS SHALL BE PROVIDED WITH HEAVY DUTY CAST IRON COVERS.

METHOD STATEMENT

1. METHOD STATEMENT FOR INSTALLATION OF THE PROPOSED DRAINAGE, DIVERSION AND DEMOLITION WORK SHALL BE SUBMITTED BY THE CONTRACTOR TO THE PROJECT MANAGER AND DSD FOR APPROVAL.PRE-CONDITION ON SURVEY OR MAN-ENTRY CCTV ON THE EXISTING DRAINAGE AND SEWERAGE SYSTEM SHALL BE CONDUCTED AND SUBMITTED BY THE CONTRACTOR TO THE PROJECT MANAGER AND DSD FOR RECORD BEFORE CARRYING OUT ANY MODIFICATION WORKS.

CONSTRUCTION WORKS UNDER LAND DRAINAGE ORDINANCE

1. CONTRACTOR'S ATTENTION SHALL BE DRAWN FOR ANY WORKS TO BE CARRIED OUT INSIDE THE DESIGNATED CHANNELS (e.g. TIN SAM CHANNEL, HA TSUEN CHANNEL, HUNG SHUI KIU CHANNEL, TIN SHUI WAI CHANNEL AND ETC.) AS SPECIFIED IN LAND DRAINAGE ORDINANCE. THE CONTRACTOR SHALL COMPLY WITH THE SUBMISSION AND CONSENT REQUIREMENTS UNDER LAND DRAINAGE ORDINANCE.
2. THE CONTRACTOR SHALL SUBMIT THE METHOD STATEMENT WITH DESIGN CALCULATION AND DRAWINGS FOR THE METHOD OF TEMPORARY FLOW DIVERSION OF TIN SAM CHANNEL AND OTHER DESIGNATED RIVER CHANNELS AS DEFINED UNDER LAND DRAINAGE ORDINANCE DURING CONSTRUCTION STAGE TO THE PROJECT MANAGER AND DRAINAGE AUTHORITY OF DSD FOR REVIEW. COMMENTS, ACCEPTANCE AND APPROVAL. NO WORKS SHALL BE COMMENCED WITHOUT WRITTEN AGREEMENT BY THE PROJECT MANAGER.
3. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR SUBMISSION, APPROVAL AND CONSENT FOR ANY DRAINAGE SUBMISSION UNDER LAND DRAINAGE ORDINANCE. THE ABOVE SUBMISSION ACTIVITIES SHALL BE INCLUDED IN THE CONSTRUCTION PROGRAM AND SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR ACCEPTANCE. NO CLAIM OF EXTENSION OF TIME SHALL ALLOW FOR ANY DISAPPROVAL AND RESUBMISSION UNDER LAND DRAINAGE ORDINANCE.
4. FOR ANY EXCAVATION WORKS TO BE CARRIED OUT ON THE EXISTING DRAINAGE STRUCTURES (e.g. TIM SAM CHANNEL AND OTHER EXSTING CHANNELS), THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE REQUIREMENTS OF APPLICATION FOR EXCAVATION PERMIT BEFORE COMMENCEMENT OF THE EXCAVATION WORKS AND APPLY THE PERMIT FOR APPROVAL WHERE NECESSARY. DETAILED REQUIREMENTS FOR APPLICATION OF EXCAVATION PERMIT ARE SPECIFIED IN SECTION 5 OF PARTICULAR SPECIFICATION.

HANDING OVER

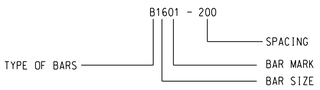
1. UNLESS OTHERWISE SPECIFIED, THE PROPOSED STORM WATER DRAINAGE AND SEWERAGE WORKS AND THE ASSOCIATED WORKS SHALL BE HANDED OVER TO THE RELEVANT MAINTENANCE AUTHORITIES UPON THE COMPLETION OF THE WORKS TO THE SATISFACTION OF THE PROJECT MANAGER.
2. INTERNAL CONDITIONS OF ALL PROPOSED STORM DRAINAGE AND SEWERAGE PIPES SHALL BE INSPECTED BY MEANS OF CCTV SURVEY AFTER HAUNCH AND SURROUND HAVE BEEN PLACED AND FILL MATERIALS HAVE BEEN DEPOSITED AND COMPACTED.THE PROCEDURE FOR INSPECTION OF PIPELINES BY CCTV SHALL BE IN ACCORDANCE WITH GS CLAUSE 5.80.

NOTES FOR EXCAVATION WORKS

1. THE CONTRACTOR SHALL INSPECT THE CONDITION OF ADJOINING AREAS AND RECORD THE EXISTING LANDSCAPING FEATURES, STRUCTURES, UTILITIES, ROADS, PAVEMENTS, AND THE LIKE PRIOR TO THE COMMENCEMENT AND AFTER THE COMPLETION OF THE WORKS. THE CONTRACTOR SHALL SUBMIT THE CONDITION SURVEY REPORT TO THE PROJECT MANAGER BEFORE THE COMMENCEMENT OF CONSTRUCTION.
2. ALL TEMPORARY WORKS AND ACCESS ROADS IN ASSOCIATED WITH THE EXCAVATION AND LATERAL SUPPORT WORKS WHETHER THEY ARE SHOWN ON THE DRAWINGS OR NOT SHALL BE DESIGNED AND CONSTRUCTED BY THE CONTRACTOR. ALL DESIGNS SHALL BE SUBMITTED TO THE PROJECT MANAGER AND HIS REPRESENTATIVE FOR APPROVAL.
3. PRIOR TO THE COMMENCEMENT OF THE WORKS, THE CONTRACTOR SHALL CARRY OUT ALL NECESSARY PRE-CONSTRUCTION DIVERSION OF UTILITIES / SERVICES THAT WILL BE AFFECTED BY THE WORKS.
4. NO BLASTING SHALL BE PERMITTED.
5. STRUCTURAL STEELWORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION, DRAWINGS AND CONFORM TO BS EN 10025 AND SHALL COMPLY WITH THE CODE OF PRACTICE FOR THE STRUCTURAL USE OF STEEL 2011.
6. ALL STEEL PLATES SHALL CONFORM TO BS EN 10029.
7. ALL SECTIONS SHALL CONFORM TO BS 4 AND BS EN 10034 UNLESS STATED OTHERWISE.
8. THE CLEARANCE OF BASE PLATES FROM SUPPORTING CONCRETE SHALL BE A MINIMUM OF 25mm AND ON COMPLETION OF STEEL ERECTION. THIS SHALL BE GROUTED SOLID UNDER THE FULL AREA OF THE BASE PLATE WITH NON-SHRINK GROUT OF AT LEAST 40 MPa STRENGTH.
9. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR THE ERECTION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY WORKS DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING FOUNDATIONS, BUILDINGS, STRUCTURES, DRAINS, PAVEMENTS, FEATURES, SERVICES ETC. SHOULD ANY DAMAGE OCCUR, THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AND HIS REPRESENTATIVE AND THE RELEVANT AUTHORITIES CONCERNED IMMEDIATELY AND MAKE GOOD AT NO EXTRA COST AND NO EXTENSION OF TIME.
11. THE CONTRACTOR SHALL INCREASE THE FREQUENCY OF MONITORING AS INSTRUCTED BY THE PROJECT MANAGER AND HIS REPRESENTATIVE SHOULD ANY UNDUE GROUND OR STRUCTURE MOVEMENT BE OBSERVED.
12. MAXIMUM ANGLE FOR TEMPORARY SOIL CUT SLOPE SHALL NOT EXCEED 30°.
13. SUMP PUMPING OR SUBMERSIBLE PUMPING SHALL BE PROVIDED AS DRAINAGE FOR THE TEMPORARY EXCAVATION.
14. LOCATION, NUMBERS AND METHOD OF INSTALLATION OF SUMP PUMPS OR SUBMERSIBLE PUMPS SHALL BE PROPOSED BY THE CONTRACTOR AND AGREED WITH THE PROJECT MANAGER ON SITE.
15. WATER DISCHARGED FROM SUMP PUMPS OR SUBMERSIBLE PUMPS SHALL BE DIRECTED TO SEDIMENTATION TANK AND THEN TO BE DISCHARGED TO THE GOVERNMENT STORM WATER DRAINS. IF NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMIT FROM THE STATUTORY AUTHORITIES FOR DISCHARGING OF SITE WATERS.

NOTES ON REINFORCEMENT

1. ALL REINFORCEMENT SHALL BE HIGH YIELD DEFORMED TYPE 2 BARS WITH CHARACTERISTIC STRENGTH OF 500N/mm2.
2. STEEL REINFORCEMENT SHALL COMPLY WITH CONSTRUCTION STANDAED CS2 : 2012 AND SHALL BE BENT IN ACCORDANCE WITH BS8666.
3. NOTATION OF BAR REINFORCEMENT, UNLESS SPECIFIED OTHERWISE.



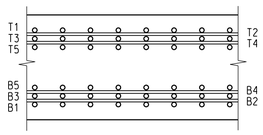
TYPE OF STEEL: R GRADE 250 PLAIN STEEL REINFORCING BAR
B GRADE 500 RIBBED STEEL REINFORCING BAR

BAR SPACING INDICATED ON THE DRAWING SHALL BE PERPENDICULAR TO BARS, UNLESS OTHERWISE INDICATED.

SUFFIX:

L.V.	LENGTH VARIES
E.F.	EACH FACE
N.F.	NEAR FACE
F.F.	FAR FACE
U.B.	U BAR
L.B.	L BAR
T1	TOP LAYER OF TOP REINFORCEMENT
B1	BOTTOM LAYER OF BOTTOM REINFORCEMENT

4. KEY TO REINFORCEMENT LAYERS:



5. ALL LAP AND ANCHORAGE LENGTHS SHALL BE IN ACCORDANCE WITH BS EN 1992-1-1 AND THE ASSOCIATED UK NATIONAL ANNEX.
6. LAPS OTHER THAN THOSE INDICATED ON THE DRAWINGS SHALL BE MADE ONLY WITH THE ACCEPTANCE OF THE PROJECT MANAGER OR HIS REPRESENTATIVE.
7. STEEL SPACERS OF SIMILAR DIAMETER NOT LESS THAN OR EQUAL TO 25mm DIAMETER SHALL BE PROVIDED BETWEEN ADJACENT LAYERS OF PARALLEL REINFORCEMENT AND PLACED AT NOT MORE THAN 60 x SMALLEST BAR DIAMETER.
8. MINIMUM ANCHORAGE AND LAP LENGTH UNLESS OTHERWISE INDICATED ON THE DRAWING SHALL BE AS FOLLOWS:

		BOND CONDITION	LENGTH			
			GRADE 30/20 f_{ck}=25MPa		GRADE 45/20 f_{ck}=35MPa	
			Ø=10-32	Ø=40	Ø=10-32	Ø=40
DESIGN TENSION AND COMPRESSION ANCHORAGE LENGTH, l_{bd}		GOOD	40Ø	44Ø	32Ø	35Ø
		POOR	58Ø	63Ø	46Ø	50Ø
DESIGN TENSION AND COMPRESSION LAP LENGTH, l_0	P1 < 25%	GOOD	40Ø	44Ø	32Ø	35Ø
		POOR	58Ø	63Ø	46Ø	50Ø
	P1 = 33%	GOOD	47Ø	51Ø	38Ø	41Ø
		POOR	67Ø	73Ø	53Ø	58Ø
	P1 = 50%	GOOD	57Ø	62Ø	46Ø	50Ø
		POOR	81Ø	88Ø	65Ø	71Ø
	P1 > 50%	GOOD	61Ø	66Ø	49Ø	53Ø
		POOR	87Ø	95Ø	70Ø	76Ø

NOTES:
1. P1= PERCENTAGE OF REINFORCEMENT LAPPED WITHIN 0.65 l_0 FROM THE CENTRE OF THE LAP CONSIDERED.
2. Ø = DIAMETER OF THE REINFORCING BAR IN mm.
3. INTERMEDIATE VALUES CAN BE DETERMINED BY INTERPOLATION.

9. THE ARRANGEMENT OF LAPPED BARS SHALL COMPLY WITH CLAUSES 8.7.2(3) AND (4) OF BS EN 1992-1-1:2004.
10. THE RULES OF DETERMINING POOR BOND IN CLAUSE 8.4.2 OF BS EN 1992-1-1:2004 SHALL BE FOLLOWED TO DETERMINE THE POOR BOND AREA.
11. NO FLAME CUT OF REINFORCEMENT BAR IS ALLOWED UNLESS APPROVED BY THE PROJECT MANAGER AND HIS REPRESENTATIVE.

LEGEND

- BOUNDARIES OF THE SITE
- 225 — EXISTING DRAINAGE PIPE
- EXISTING DRAINAGE MANHOLE
- 225 — EXISTING DRAINAGE PIPE & MANHOLE TO BE REMOVED/ABANDONED
- 225Ø — PROPOSED DRAINAGE PIPE, 225mm INSIDE PIPE DIAMETER
- NS450 — RM — PROPOSED DRAINAGE RISING MAIN
- SMH — PROPOSED DRAINAGE MANHOLE
- PROPOSED ROAD GULLY AND OUTLET PIPE
- PROPOSED ROAD GULLY WITH OVERFLOW WEIR TYPE K1-450H (DETAIL OF K1-450H REFER TO DRAWING NO. H 3121A)
- D_s=7m — ROAD GULLY MAXIMUM SPACING AT 7m
- CP — EXISTING CATCHPIT
- UC — EXISTING U-CHANNEL
- CP UC — EXISTING U-CHANNEL AND CATHPIT TO BE REMOVED/ABANDONED
- EXISTING ROAD GULLY AND OUTLET PIPE
- EXISTING ROAD GULLY AND OUTLET PIPE TO BE REMOVED/ABANDONED
- PROPOSED TAPPING PIPE WITH END CAP/END PLUG FOR FUTURE PIPE CONNECTION
- CP — PROPOSED CATCHPIT
- COVER TYPE
- UC(C) — PROPOSED U-CHANNEL WITH CAST IRON GRATING COVERS (HEAVY DUTY COVERS FOR TRAFFICKED AREAS & MEDIUM DUTY ELSEWHERE)
- UC — PROPOSED OPEN U-CHANNEL (WITHOUT COVERS)
- SC — PROPOSED OPEN STEPPED CHANNEL (WITHOUT COVERS)
- EXISTING BOX CULVERT
- EXISTING DRAINAGE RESERVE
- OF — PROPOSED OUTFALL
- 150SS — PROPOSED SUB-SOIL DRAIN PIPE, 150mm DIAMETER

Rev	Description	By	Date
00	TENDER ISSUE	EF	08/24

Consultant

ARUP

Project Title

Contract No. YL/2023/05
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 5 -
Site Formation and Engineering
Infrastructure Works

Drawing title

DRAINAGE WORKS
GENERAL NOTES AND LEGEND

Drawing no.	Rev.
278463/C5/DRA/1001	00

Drawn	Date	Checked	Approved
RY	07/24	EF	DL

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Status: TENDER

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N

816000 E
818000 E
820000 E
836000 N
834000 N
832000 N

LAU FAU SHAN
TIN WAH ROAD
TIN SHUI WAI
KONG SHAM WESTERN HIGHWAY
NGAU HOM SHEK
TIN YING ROAD
HA TSUEN
HA TSUEN ROAD
PING SHAN
CASTLE PEAK ROAD – PING SHAN
YUEN LONG HIGHWAY
HUNG SHUI KIU
YUEN TAU SHAN

SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
SHEET 11
SHEET 12
SHEET 13
SHEET 14
SHEET 15
SHEET 16
SHEET 17
SHEET 18
SHEET 19
SHEET 20
SHEET 21
SHEET 22

INSET A OF SHEET 8
INSET B OF SHEET 17

ROAD D1
ROAD D1
ROAD L36
ROAD L32
ROAD D5
ROAD P1
ROAD L24
ROAD D6
ROAD L19
ROAD D8

0 100 200 300 400 500
METRES
1 : 10000

LEGEND

- BOUNDARIES OF THE SITE
- PROPOSED SITES TO BE FORMED
- PROPOSED SITES TO BE CLEARED AND DECONTAMINATED

Rev	Description	By	Date
01	TENDER ADDENDUM NO. 3	EF	10/24
00	TENDER ISSUE	EF	08/24

Consultant

ARUP

Project Title

Contract No. YL/2023/05
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 5 -
Site Formation and Engineering
Infrastructure Works

Drawing title

DRAINAGE WORKS
OVERALL LAYOUT PLAN

Drawing no.			Rev.
278463/C5/DRA/1011			01
Drawn	Date	Checked	Approved
RY	07/24	EF	DL
Scale		Status	
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SITE 3-44
(INDUSTRIAL)

SITE 3-47
(INDUSTRIAL)

SITE 3-53
(INDUSTRIAL)

SITE 3-46
(GOVERNMENT RESERVE)

SITE 3-48
(SEWAGE PUMPING STATION)

SITE 4-4
(PUBLIC HOUSING)
(BY OTHER HSK/HT NDA
SECOND PHASE DEVELOPMENT CONTRACT)

SITE 4-5
(PUBLIC HOUSING)
(BY OTHER HSK/HT NDA
SECOND PHASE DEVELOPMENT CONTRACT)

ROAD L24

ROAD P1

ROAD L23
(BY OTHER HSK/HT
NDA SECOND PHASE
DEVELOPMENT CONTRACT)

816300 E
816500 E
816600 E
833000 N
832900 N
832800 N

FOR CONTINUATION
SEE DRG 278463/C5/DRA/1115
MATCH LINE

FOR CONTINUATION
SEE DRG 278463/C5/DRA/1117
MATCH LINE

MATCH LINE
FOR CONTINUATION
SEE DRG 278463/C5/DRA/1118

EXISTING STREAM
TO BE BACKFILLED.

EXISITNG POND TO BE
BACKFILLED; EXISTING
INLET AND OUTLET
STRUCTURES AND
PIPES/U-CHANNEL
TO BE ABANDONDED

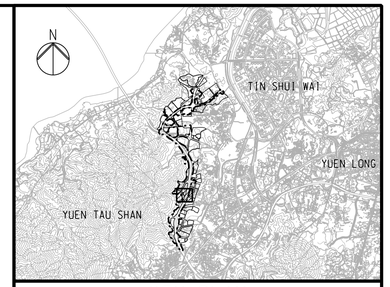
EXISITNG PIPE
CULVERT TO BE
ABANDONDED

EXISITNG 300 DIA.
PIPE AND OUTFALL
STRUCTURE TO BE
ABANDONDED

EXISITNG 300 DIA.
PIPE TO BE
MAINTAINED

TEMPORARY END PLUG BY THE
CONTRACTOR FOR FUTURE
CONNECTION TO DRAINAGE
SYSTEM CONSTRUCTED BY OTHER
HSK/HT NDA SECOND PHASE
DEVELOPMENT CONTRACT

0 5 10 15 20 25
METRES
1 : 500



KEY PLAN

NOTES

1. FOR GENERAL NOTES AND LEGEND, REFER TO DRAWING NO. 278463/C5/DRA/1001.

Rev	Description	By	Date
02	TENDER ADDENDUM NO. 4	EF	10/24
01	TENDER ADDENDUM NO. 2	EF	09/24
00	TENDER ISSUE	EF	08/24

Consultant
ARUP

Project Title
Contract No. YL/2023/05
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 5 -
Site Formation and Engineering
Infrastructure Works

Drawing title
DRAINAGE LAYOUT PLAN
(SHEET 16)

Drawing no.	Rev.
278463/C5/DRA/1116	02

Drawn	Date	Checked	Approved
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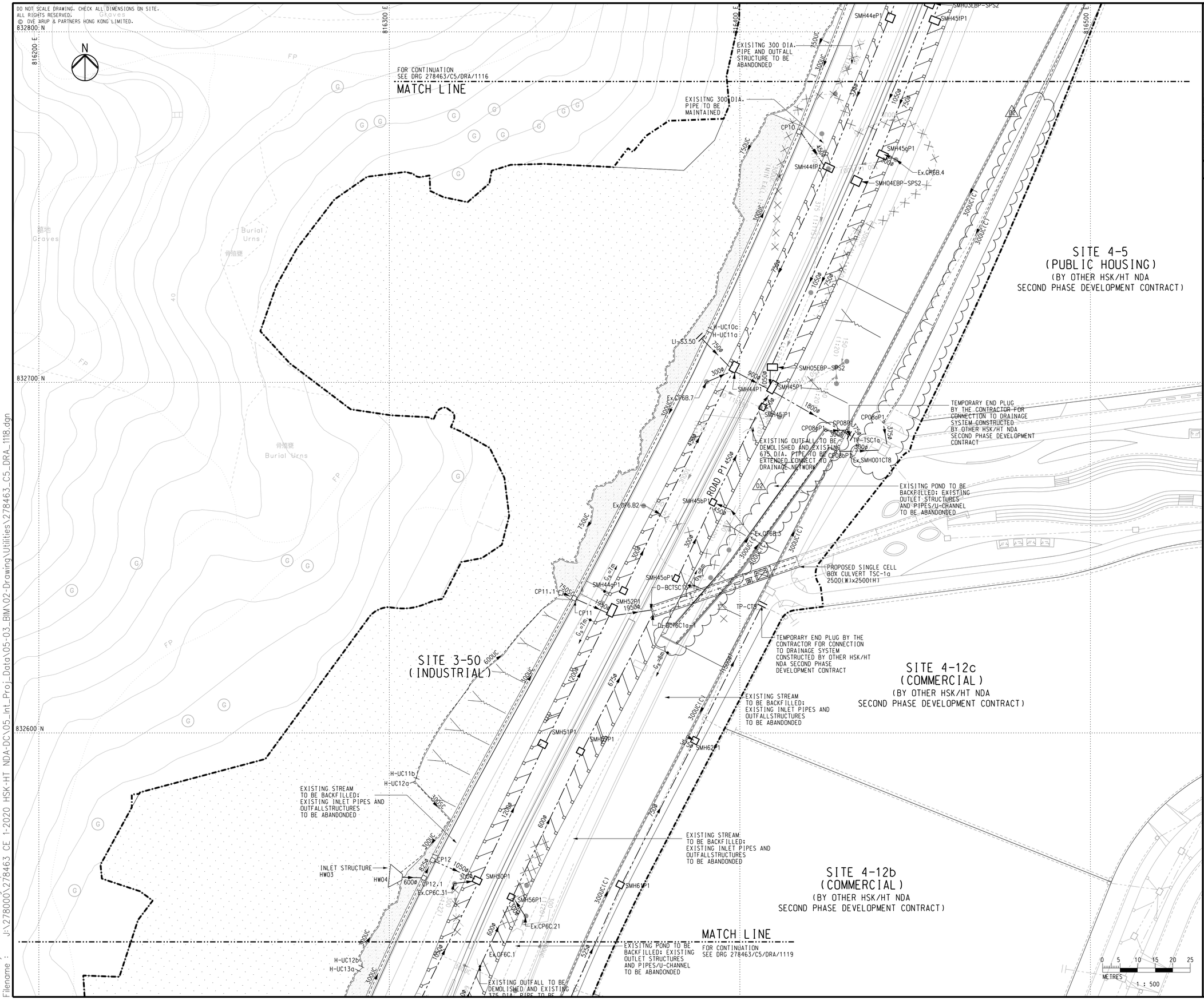

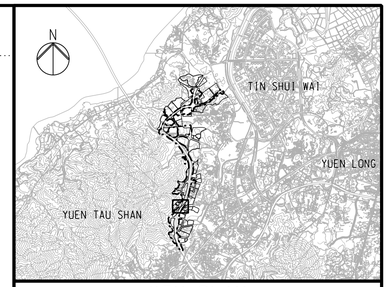

KEY PLAN

NOTES

1. FOR GENERAL NOTES ADN LEGEND, REFER TO DRAWING NO.278463/C5/DRA/1001.

Rev	Description	By	Date
02	TENDER ADDENDUM NO. 4	EF	10/24
01	TENDER ADDENDUM NO. 2	EF	09/24
00	TENDER ISSUE	EF	08/24

Consultant

ARUP

Project Title

Contract No. YL/2023/05
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 5 - Site Formation and Engineering Infrastructure Works

Drawing title

DRAINAGE LAYOUT PLAN
(SHEET 18)

Drawing no.			Rev.
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N

816100 E
816200 E
816300 E

832500 N
832400 N
832300 N

FOR CONTINUATION
SEE DRG 278463/C5/DRA/1118
MATCH LINE

SITE 3-50
(INDUSTRIAL)

SITE 3-51
(INDUSTRIAL)

SITE 4-12a
(COMMERCIAL)
(BY OTHER HSK/HT NDA
SECOND PHASE DEVELOPMENT CONTRACT)

SITE 4-15
(YOUTH FACILITY)
(BY OTHER HSK/HT NDA
SECOND PHASE DEVELOPMENT CONTRACT)

KONG SHAM WESTERN HIGHWAY

ROAD L19

INLET STRUCTURE HW03

TO BE ABANDONDED

EXISTING POND TO BE BACKFILLED; EXISTING OUTLET STRUCTURES AND PIPES/U-CHANNEL TO BE ABANDONDED

EXISTING OUTFALL TO BE DEMOLISHED AND EXISTING 375 DIA. PIPE TO BE EXTENDED CONNECT TO BOX CULVERT P1-1

EXISTING 525 DIA. PIPE TO BE MAINTAINED

DRAINAGE ARRANGEMENT FOR SUBWAY SW1. REFER TO DRAWING NO. 278463/C5/SUB/1411-1412

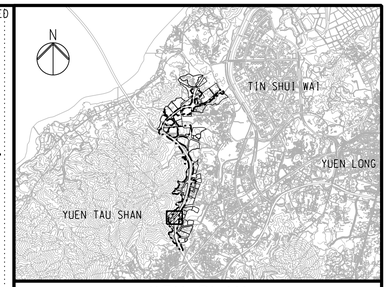
DRAINAGE ARRANGEMENT FOR SUBWAY SW1. REFER TO DRAWING NO. 278463/C5/SUB/1411-1412

TEMPORARY END PLUG BY THE CONTRACTOR FOR CONNECTION TO DRAINAGE SYSTEM CONSTRUCTED BY OTHER HSK/HT NDA SECOND PHASE DEVELOPMENT CONTRACT

TEMPORARY END PLUG BY THE CONTRACTOR FOR CONNECTION TO DRAINAGE SYSTEM CONSTRUCTED BY OTHER HSK/HT NDA SECOND PHASE DEVELOPMENT CONTRACT

MATCH LINE
FOR CONTINUATION
SEE DRG 278463/C5/DRA/1120

0 5 10 15 20 25
METRES
1 : 500



KEY PLAN

NOTES

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Rev	Description	By	Date
02	TENDER ADDENDUM NO. 4	EF	10/24
01	TENDER ADDENDUM NO. 2	EF	09/24
00	TENDER ISSUE	EF	08/24

Consultant

ARUP

Project Title

Contract No. YL/2023/05
Hung Shui Kiu/Ha Tsuen
New Development Area
Second Phase Development - Contract 5 -
Site Formation and Engineering
Infrastructure Works

Drawing title

DRAINAGE LAYOUT PLAN
(SHEET 19)

Drawing no.			Rev.
278463/C5/DRA/1119			02
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RY	05/24	EF	DL
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Appendix VII

Email from Environmental Protection Department regarding Sewerage Impact Assessment

From: Yvette YY LI/EPD <yvetteyyli@epd.gov.hk>
Sent: Sunday, September 6, 2026 7:50 PM
To: Sally Chiu
Cc: Hyde HT MAK/EPD

Subject: [EXTERNAL] Re: R-to-C for the Project of Reprovisioning Storage Facility in Site No. 3-50 in HSK/ HT NDA

Dear Sally / Ramboll,

I refer to your email dated 3.9.2026 providing further sewerage information for the Project of Reprovisioning Storage Facility in Site No. 3-50 in HSK/HT NDA for review and comment. As per our tele-conversation on 2.9.2026, it is understood that the captioned reprovisioning storage facility shall be the relocation of Wang Cheong Building which will be one of the upcoming HSK OZP amendment items.

We noted that the sewer connection arrangements, projected employment numbers, and sewage estimates for the proposed development at Site No. 3-50 are in line with those in the approved SIA for the HSK/HT NDA. Therefore, a separate SIA for the captioned Project of Reprovisioning Storage Facility in Site No. 3-50 in HSK/HT NDA is not required.

Thanks.

Regards,
Yvette Li / E(TN)32
Tel.: (852) 2835 2390
Environmental Protection Department