

(摘錄自申請人於 15. 10. 2024 呈交的申請書)
(Extract from Applicant's
Submission of 15.10.2024)

參考編號
REFERENCE No.
A/HSK/537

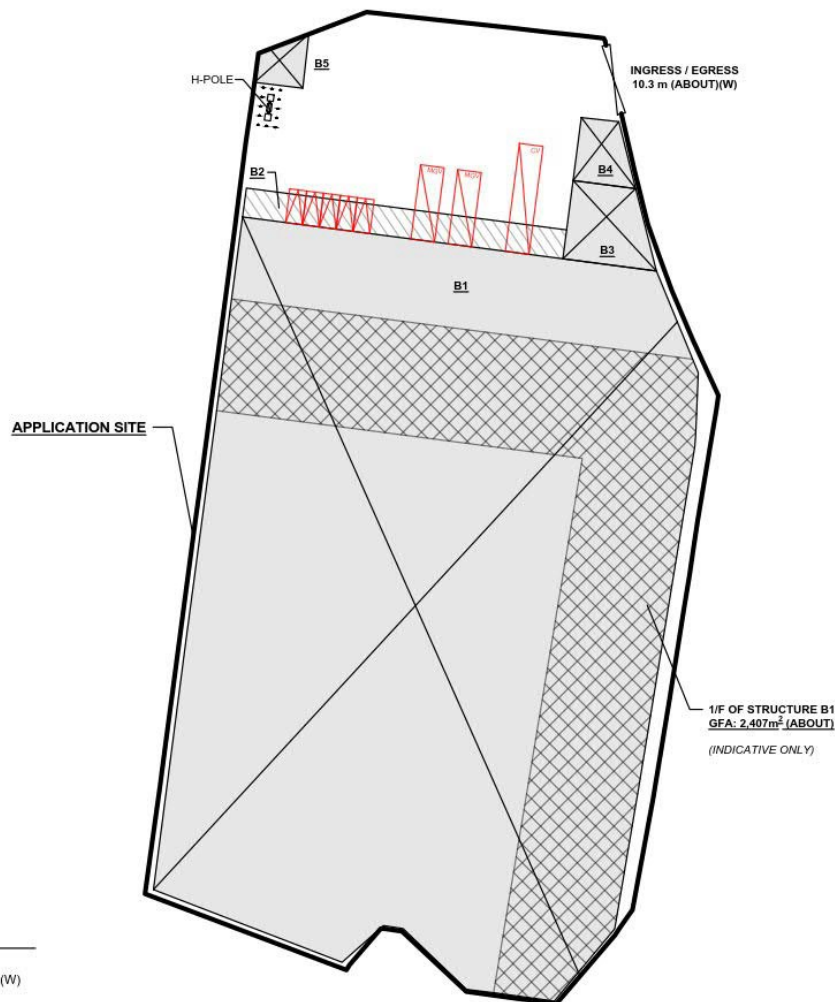
繪圖 DRAWING
A-1

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 9,293 m ²	(ABOUT)
COVERED AREA	: 7,615 m ²	(ABOUT)
UNCOVERED AREA	: 1,678 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 82 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 10,156 m ²	(ABOUT)
BUILDING HEIGHT	: 5m - 11 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	7,163 m ² (ABOUT)	9,570 m ² (ABOUT)	11 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR L/U/L	203 m ² (ABOUT)	203 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	134 m ² (ABOUT)	268 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B4	CARETAKER OFFICE AND WASHROOM	71 m ² (ABOUT)	71 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B5	PUMP ROOM	44 m ² (ABOUT)	44 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		7,615 m ² (ABOUT)	10,156 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 2
DIMENSION OF PARKING SPACE	: 11 m (L) X 3.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	MGV PARKING SPACE
	CV PARKING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND
ADJOINING GOVERNMENT
LAND, HA TSUEN, YUEN LONG,
NEW TERRITORIES

SCALE

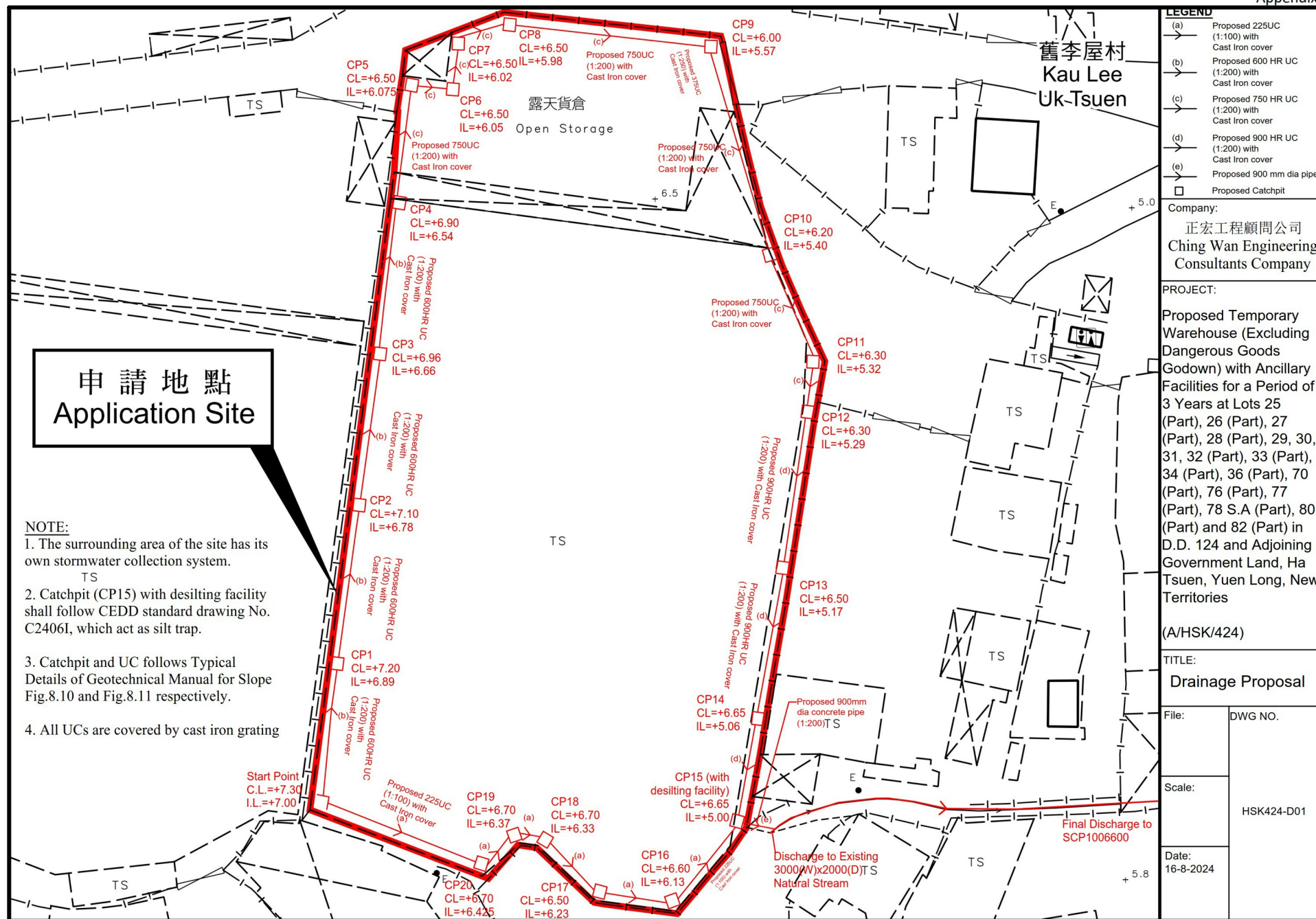
1 : 1000 @ A4

DRAWN BY	DATE
MN	3.11.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 7	001

(摘錄自申請人於 15. 10. 2024 呈交的申請書)
(Extract from Applicant's
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繪圖 DRAWING
A-2



(摘錄自申請人於 18.11.2024 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 18.11.2024)

參考編號
REFERENCE No.
A/HSK/537

繪圖 DRAWING
A-3

F. S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE F.S. PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE F.S. PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12945: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN F.S. PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSED) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : Pallet (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
MAXIMUM STORAGE AREA : 50m²
MINIMUM CLEARANCE AROUND : 2.4m

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 +A2:2008 AND FSD CIRCULAR LETTERS NO. 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INSTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

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

6. EXIT SIGN

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

7. PORTABLE APPLIANCES

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

LEGEND



HOSE REEL



BREAK GLASS UNIT



FIRE ALARM BELL



EMERGENCY LIGHT



EXIT SIGN



SUBSIDIARY VALVE / FLOW SWITCH



5KG CO2 FIRE EXTINGUISHER



SPRINKLER CONTROL VALVE SET



SPRINKLER INLET



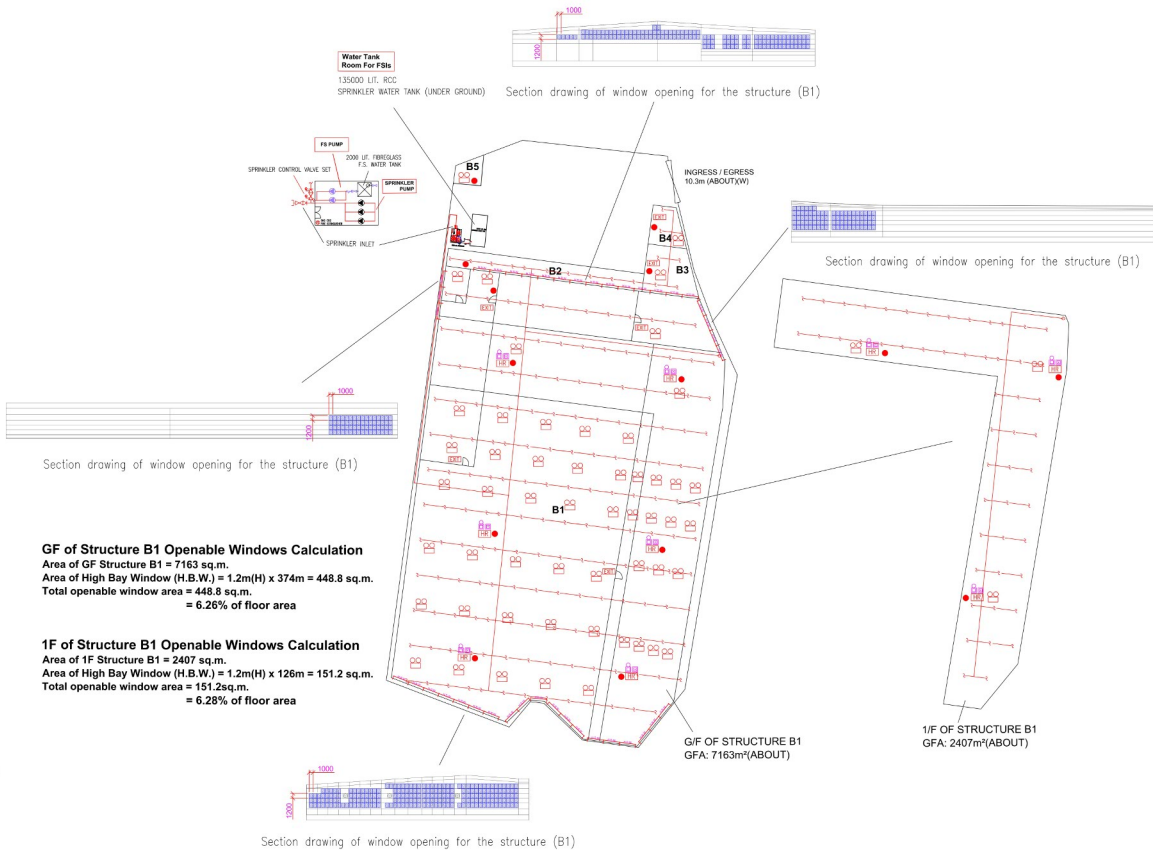
5KG DRY POWDER FIRE EXTINGUISHER



SPRINKLER HEAD (ON PLAN)



PUMP SET



GF of Structure B1 Openable Windows Calculation
Area of GF Structure B1 = 7163 sq.m.
Area of High Bay Window (H.B.W.) = 1.2m(H) x 374m = 448.8 sq.m.
Total openable window area = 448.8 sq.m.
= 6.26% of floor area

1F of Structure B1 Openable Windows Calculation
Area of 1F Structure B1 = 2407 sq.m.
Area of High Bay Window (H.B.W.) = 1.2m(H) x 126m = 151.2 sq.m.
Total openable window area = 151.2sq.m.
= 6.28% of floor area

STRUCTURE	Uses	Covered Area	GFA	Building Height
B1	WAREHOUSE (EXCL. D.G.G.*)	7163m ²	9570m ²	11 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR L/U/L	203m ²	203m ²	7 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	134m ²	288m ²	8 m (ABOUT)(2-STOREY)
B4	CHESTWATER OFFICE AND WASHROOM	71m ²	71m ²	5 m (ABOUT)(1-STOREY)
B5	METER ROOM	44m ²	44m ²	7 m (ABOUT)(1-STOREY)
Total:		7615m ²	10156m ²	

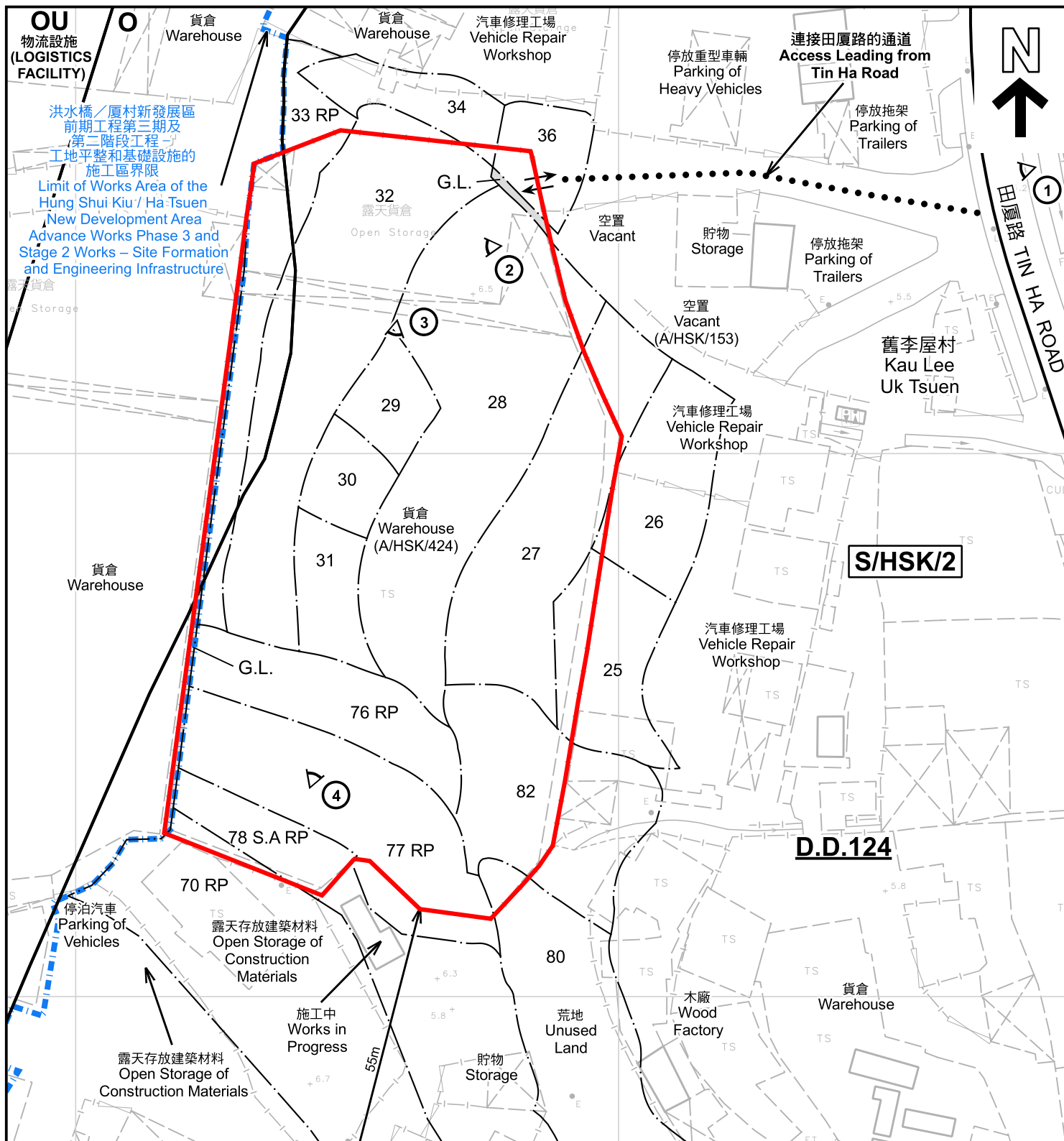
*D.G.G.=DANGEROUS GOODS GOODWEN

PROJECT : TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GOODWEN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS. LOTS 25 (PART), 26 (PART), 27 (PART), 28 (PART), 29, 30, 31, 32 (PART), 33 (PART), 34 (PART), 36 (PART), 70 (PART), 76 (PART), 77 (PART), 78 S.A (PART), 80 (PART) AND 82 (PART) IN D.D.124 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT : CONSULTANT : FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME : DATE : DRAWING NO : FS-01	REV : 0
DRAWN BY : CHECKED BY : APPROVED BY :	C.K.NG 11 SEP 2024 SCALE : 1:400 (A0) SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP			

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繪圖 DRAWING
A-4



圖例 LEGEND

- | | | | |
|--|---|--|---|
| | 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) | | 政府土地
GOVERNMENT LAND |
| | 鄉村式發展
VILLAGE TYPE DEVELOPMENT | | 住用構築物
RESIDENTIAL STRUCTURES |
| | 休憩用地
OPEN SPACE | | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO |
| | 其他指定用途
OTHER SPECIFIED USES | | 入口/出口
INGRESS / EGRESS |

註釋 Notes:

2024年10月22日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 22.10.2024

平面圖 SITE PLAN

臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)
新界元朗厦村丈量約份第124約內多個地段和毗連政府土地
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D.124 AND ADJOINING GOVERNMENT LAND,
HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 1:1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/537

圖 PLAN
A-2

本摘要圖於2024年11月28日擬備，所根據的資料為測量圖編號 6-NW-7C 和 6-NW-12A
EXTRACT PLAN PREPARED ON 28.11.2024
BASED ON SURVEY SHEETS No. 6-NW-7C and 6-NW-12A



圖例 LEGEND

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

本摘要圖於2024年11月1日擬備，所根據的資料為地政總署於2023年2月24日拍得的航攝照片編號 E188267C
EXTRACT PLAN PREPARED ON 1.11.2024
BASED ON AERIAL PHOTO No.
E188267C TAKEN ON 24.2.2023
BY LANDS DEPARTMENT

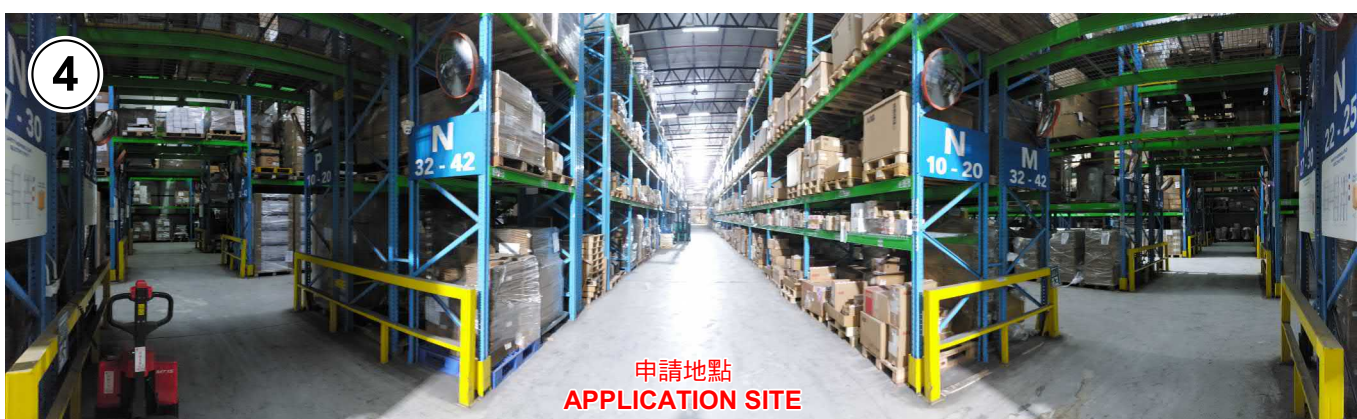
航攝照片 AERIAL PHOTO

臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)
新界元朗厦村丈量約份第124約內多個地段和毗連政府土地
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS
GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D.124 AND ADJOINING GOVERNMENT LAND,
HA TSUEN, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
A/HSK/537

圖 PLAN
A-3



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

實地照片 SITE PHOTOS

臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)
新界元朗厦村丈量約份第124約內多個地段和毗連政府土地
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS
GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D.124 AND ADJOINING GOVERNMENT LAND,
HA TSUEN, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



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REFERENCE No.
A/HSK/537

圖 PLAN
A-4

本圖於2024年11月1日擬備，所根據的
資料為攝於2024年10月22日的實地照片
PLAN PREPARED ON 1.11.2024
BASED ON SITE PHOTOS
TAKEN ON 22.10.2024